



CITY OF LOS ANGELES
 DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

- To Owners:
- Within a 100-Foot Radius
 - Within a 500-Foot Radius
 - Abutting a Proposed Development Site

- And Occupants:
- Within a 100-Foot Radius
 - Within a 500-Foot Radius
 - Interested Parties/Others
- And:

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 949 South Hope Street (615 West Olympic Boulevard, 950 South Flower Street, 600 West 9th Street)

Case No.: ZA-2017-4610-CU-MCUP-SPR-1A
CEQA No.: ENV-2017-3933-CE
Hearing Held By: Central Los Angeles Area Planning Commission
Date: February 12, 2019
Time: After 4:30 p.m.
Place: Los Angeles City Hall
 200 N. Spring St. Room 1070
 Los Angeles, CA 90012
 (Please use the Main Street entrance)
Staff Contact: Will Hughen, City Planning Associate
 200 N. Spring St., Room 763
 Los Angeles, CA 90012
 william.hughen@lacity.org
 (213) 978-1182
apccentral@lacity.org

Council No: 14 – Huizar
Related Cases: None
Plan Area: Central City
Zone: [Q]R5-4D
Plan Overlay: None
Land Use: High Density Residential
Applicant: Forest City Southpark Two, LLC
Representative: Jerry Neuman and Andrew Brady, DLA Piper LLP
Appellant: Norman Racine, Skyline Homeowners Association
Representative: Elizabeth Camacho and Allan Abshez,
 Loeb & Loeb LLP

PROPOSED PROJECT:

Demolition of an existing three-story office building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial restaurant space (6,699 square feet indoors and 3,311 square feet outdoors). All proposed restaurants would have maximum hours of operation from 7:00 a.m. to 2:00 a.m., daily. The proposed project includes 179 automobile parking spaces, 138 long-term bicycle parking spaces, and 30 short-term bicycle parking spaces.

APPEAL:

Appeal of the November 7, 2018 Zoning Administrator’s Determination which:

1. Determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, and City CEQA Guidelines Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies;
2. Approved, pursuant to Section 12.24 W.24(c) of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow a transient occupancy residential structure in the R5 Zone;
3. Approved, pursuant to LAMC Section 12.24 S, a 20 percent reduction in parking requirements;
4. Approved, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with one proposed restaurant and to allow for the sale and dispensing of beer and wine only for on-site consumption in conjunction with two proposed restaurants, for a total of three restaurants; and
5. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in a net increase of 50 of more residential units.

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than 48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting). Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Submit twelve copies to the Commission Executive Assistant prior to the start of the meeting.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing akenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

MASTER APPEAL FORM

WITH ATTACHMENTS

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part

Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

[Handwritten Signature]
 PRESIDENT, SKYLINE OWNERS ASSOC.

Date: Nov 21, 2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <i>\$89.00-</i>	Reviewed & Accepted by (DSC Planner): <i>Anna Nam</i>	Date: <i>11/21/2018</i>
Receipt No: <i>0102971427</i>	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input checked="" type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Appeal Application for 949 S. Hope Street Forest City Project
(Case Nos. ZA-2017-4610-CU-M https://planning.lacity.org/Forms_Procedures/7769.pdf CUP-
SPR; ENV-2017-3933-CE)

Justification for Appeal

1. A Categorical Exemption is insufficient to analyze the Project's potential impacts (including, but not limited to the impacts of TORS use), including without limitation cumulative impacts, construction traffic, noise, air quality and greenhouse gas impacts and impacts to surrounding property. The use of a Categorical Exemption is also inconsistent with the City's CEQA review practices for similar projects in the area, which have acknowledged significant impacts and have imposed mitigation measures to mitigate identified impacts. The Categorical Exemption was not circulated for public review or comment, and does not provide sufficient details and information to allow the public to review and comment upon potential construction and other impacts.
2. The Project approval describes the Project site as consisting of development on both Lots 1 and 2. Appellant is the Homeowners Association that is the owner of Lot 1. Appellant has not consented to the development proposed by the Applicant on Lot 1. Accordingly, approval of the Project is premature.

Appellant reserves the right to submit additional arguments and evidence in support of the appeal as more information becomes available to the Appellant.

**DETERMINATION
LETTER**

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
THEODORE L. IRVING
ALETA D. JAMES
FRANKLIN N. QUON
CHARLES J. RAUSCH JR.
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271
KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

November 07, 2018

Forest City Southpark Two, LLC (A)(O)
949 South Hope Street, Unit 100
Los Angeles, CA 90015

Jerry Neuman and Andrew Brady (R)
DLA Piper LLP (US)
633 West 5th Street, Unit 3200
Los Angeles, CA 90071

CASE NO. ZA-2017-4610-CU-MCUP-SPR
CONDITIONAL USE, MASTER CONDITIONAL
USE, SITE PLAN REVIEW
949 South Hope Street, 615 West
Olympic Boulevard, 950 South Flower
Street, 600 West 9th Street
Central City Planning Area
Zone : [Q]R5-4D
C.D. : 14 - Huizar
D.M. : 1275A207
CEQA : ENV-2017-3933-CE
Legal Description: Lots 1 -2, Tract 40679-C

Pursuant to Los Angeles Municipal Code Section 12.24-W,24, I hereby APPROVE:

A Conditional Use Permit to permit a Transient Occupancy Residential Structure
in the R5 Zone;

Pursuant to Los Angeles Municipal Code Section 12.24-S, I hereby APPROVE:

A 20 percent reduction in automobile parking requirements;

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

A Conditional Use to allow the sale and dispensing of a full line of alcoholic
beverages for on-site consumption in conjunction with one (1) proposed
establishment and to allow the sale and dispensing of beer and wine only for on-
site consumption in conjunction with two (2) establishments, for a total of three (3)
establishments;

Pursuant to Los Angeles Municipal Code Section 16.05, I hereby APPROVE:

a Site Plan Review to allow a development project that results in a net increase of
50 or more dwelling units;

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other
applicable government/regulatory agencies shall be strictly complied with in the
development and use of the property, except as such regulations are herein
specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

CONDITIONAL USE CONDITIONS:

6. Approved herein is a Transient Occupancy Residential Structure use, as defined in L.A.M.C. Section 12.03, within a mixed use building comprised 236 apartment units and 6,888 square feet of ground floor retail, for the occupancy of 30 consecutive calendar days or less, counting portions of calendar days as full days.
7. The applicant shall be permitted a 20 percent reduction in automobile parking requirements for a Transit Occupancy Residential Structure. All other parking requirements shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety.
8. If applicable, a Relocation Assistance Plan shall be drawn up and approved in a manner consistent with L.A.M.C. Section 12.95.2 G. The applicant shall provide appropriate relocation notices complying with the California Department of Consumer Affairs noticing regulations of providing a 30-day notice (less than one-year tenancy) or a 60-day notice (more than one-year tenancy) based on the length of tenancy, in the event of non-renewal of new lease agreements. The applicant shall provide an option to existing apartment tenants to stay up for an additional 30-day period beyond the end of the tenancy for the relocation purpose, starting from the expiration of an active lease agreement, provided that the tenant pays the rental payment for the 30-day period.
9. The applicant shall not displace or evict apartment tenants with existing active lease agreements, including month-to-month leases without just cause as to breach lease agreements.
10. The applicant shall submit site plans to the Fire Department for their review and approval prior to initiating condition clearance at the Planning Department Development Services Center.

11. The applicant shall obtain an active/valid Transient Occupancy (Tax) Registration Certificate from the Office of Finance.
12. The applicant shall make available through a bulletin board within the Lobby Area, information of available transit options and lines near the site, the METRO's Bike Share Program, and nearest bike stations for residents/guests.
13. Security patrol shall be provided 24 hours a day on-site patrolling the premises, within the building and in the parking lot. A camera surveillance system shall be installed which will cover all common areas as well as high-risk areas, sidewalk areas, parking area, and entrances and exits on the premises. Doors leading into common residential areas beyond the lobby shall be secured at all times. Access to these areas shall be limited to on-site residents as and property management. Video tapes shall be maintained for 90 days and shall be made available to the Police Department or other enforcement agency upon request.

MASTER CONDITIONAL USE CONDITIONS:

14. Master Plan Approval (MPA) Requirement. Each individual venue shall be subject to a Master Plan Approval (MPA) determination pursuant to Section 12.24-M of the Los Angeles Municipal Code in order to implement and utilize the Master Conditional Use authorization granted. The purpose of the Master Plan Approval determination is to review each proposed venue in greater detail and to tailor site-specific conditions of approval for each of the premises including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval. The Zoning Administrator may impose more restrictive or less restrictive conditions on each individual tenant at the time of review of each Plan Approval application. A public hearing for any Master Plan Approval (MPA) request may be waived at the discretion of the Chief Zoning Administrator.
15. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption within one (1) tenant space and the sale and dispensing of beer and wine for on-site consumption within two (2) tenant spaces as depicted on approved Exhibit "A" as follows:
 - a. The on-site sale of a full line of alcoholic beverages in conjunction with an approximately 5,934 square-foot ground floor tenant space (labeled "Retail Space" on approved Exhibit 'A') with 396 indoor seats and a 1,310 square-foot outdoor patio with 87 outdoor seats. The number of seats shall not exceed the maximum occupant load as determined by the Department of Building and Safety.
 - b. The on-site sale of beer and wine in conjunction with an approximately 420 square-foot ground floor tenant space (labeled "Future Retail" on approved Exhibit "A") with 28 indoor seats an approximately 1,018 square-foot patio with 68 outdoor seats.

- c. The on-site sale of beer and wine in conjunction with an approximately 325 square-foot ground floor tenant space (labeled "Future Retail" on approved Exhibit "A") with 22 indoor seats with an approximately 220 square-foot patio with 15 outdoor seats.
 - d. A Revocable Permit from the Bureau of Engineering, Department of Public Works is required for the outdoor dining located in the public right-of-way. The final number of seats and their location may be modified by said agency in order to provide accessibility and required clearances from existing structures. A copy of the approved Revocable Permit, including a plot plan and any conditions thereto, shall be provided to the Department of City Planning prior to placing any seating in the public right of way as permitted by this grant.
 - e. Hours of operation for all tenants shall be limited to between 7:00 a.m. to 2:00 a.m., daily unless further restricted by each Master Plan Approval determination.
 - f. After hours use of any of the approved premises, other than for routine clean-up and city approved filming, shall not be permitted.
16. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishments.
 17. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site and no floodlighting shall be located so as to be seen directly by persons on adjacent premises.
 18. The smoking of any substance as defined in the State of California Business and Professions Code Sections 22950.5(c) and 22950.5(d), including smoking from electronic smoking devices or hookah pipes, is prohibited in or within 10 feet of each establishment's outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B.2-C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing, or sale of alcoholic or non-alcoholic beverages.
 19. Pursuant State of California Labor Code Section 6404.5, smoking, as defined in the State of California Business and Professions Code Sections 22950.5(c) and 22950.5(d), including smoking from electronic smoking devices or hookah pipes, is prohibited inside the premises, even if the smoking is within separate rooms or sealed-off areas. Smoking is prohibited in all areas of the premises including any and all rooms whether or not such rooms are sealed off from other areas of each establishment.
 26. Petitioner(s) shall install and maintain security cameras and a two-week DVR that covers all common areas of the restaurants, high-risk areas, entrances and exits to each tenant space authorized for the on-site sale of alcoholic beverages. The DVRs shall be made available to the Los Angeles Police Department upon request.

27. Prior to the utilization of this grant, 24-hour phone “hot line” and an email address shall be provided for complaints or concerns from the community regarding the operation. The 24-hour phone number and email address shall be posted at the following locations:
- a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the hostess station

The applicant shall maintain a log of all calls, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning. Complaints shall be responded to within 24 hours.

20. Within the first six months of utilizing the grant at this establishment, all employees involved with the sale and dispensing of beer and wine and a full line of alcoholic beverages shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR). All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2018-1483-CUB, from the Police Department to the Department of City Planning as evidence of compliance.
21. No music, sound or noise shall be emitted from the subject businesses at a level prohibited by the noise regulations of the Los Angeles Municipal Code. Any recorded ambient music shall not be audible beyond the area under control of the applicant, and any sound or noise emitted that is under the control of the petitioner that exceeds the city's noise limits shall constitute a violation of Section 116.01 of the LAMC, including any loud, unnecessary or unusual noise that disturbs the peace or quiet of any neighborhood or that causes discomfort.
22. Each of the premises shall be maintained as a bona-fide restaurant with an operating kitchen and food service shall be available during all hours of operation.
23. There shall be no dancing, karaoke, disc jockey, male or female performers or fashion shows permitted on the premises. Entertainment in conjunction with the restaurant is limited to ambience music to compliment the dining experience, and shall be limited to background music at a low volume such that it is not audible beyond the premises. Independent, professional or amateur disc jockeys are not allowed.
24. No coin-operated electronic, video or mechanical games, or pool or billiard tables or similar game activities or equipment shall maintained on the premises at any time.

25. Loitering is prohibited on or around these premises or the area under the control of the applicant, including the back alley. Signs shall be posted in English and the prominent language of the restaurant's clientele, if different, stating that California State Law prohibits the sale of alcoholic beverages to persons who are under the age of 21 years or intoxicated persons and that no such sales will be made. "No Loitering or Public Drinking" signs shall be posted in and out of the facility in the same language(s).
26. There shall be no admission or cover charge required to enter the premises.
27. Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
28. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
29. The applicant shall provide the Zoning Administrator a copy of each license, suspension thereof, or citation issued by the State Department of Alcoholic Beverage Control or the Los Angeles Police Department upon such instance.
30. The conditions of this grant, a police permit, a copy of a business license, insurance information and an emergency contact phone number for the operator and valet service(s), if any, shall be retained on the premises at all times and be immediately produced upon request of the Los Angeles Police Department, the Department of City Planning, State Department of Alcoholic Beverage Control or other responsible agencies. The manager and all employees shall be knowledgeable of these Conditions.
31. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
32. The owner/operator shall at all times retain operational control of the premises and shall not sublet the premises to outside "promoters" for nightclub or concert activity.

33. The applicant shall be required to provide the Police Department with a security plan that satisfactorily conforms to Police Department and City Planning standards. A written/stamped Police Department approved copy of the security plan will be submitted to the Zoning Administrator prior to the exercise of this grant. This security plan shall include, at a minimum, locations of cameras, a written plan discussing locations for points of sales, security personnel, and identification procedures.

SITE PLAN REVIEW CONDITIONS:

34. The property and all associated parking, and common areas in the building, including any adjacent area under the control of the property management, and sidewalk shall be maintained in an attractive condition and shall be kept free of obstruction, trash, litter and debris at all times.
35. Downtown Design Guide. The project as depicted on "Exhibit A" shall comply with the following Downtown Design Guidelines:

(Note: All references to "Table" and "Figure" are in reference to the Downtown Design Guidelines document.)

- a. Sustainable Design
 - i. Sidewalks including street trees, parkways, tree wells, and paving shall be designed to collect stormwater runoff to the satisfaction of the Department of Public Works and Urban Forestry Division.
- b. Sidewalks and Setbacks.
 - i. Provide a 5-foot wide average easement along 9th Street, as shown on Exhibit "A".
 - ii. Provide a minimum six-foot continuous path of travel.
 - iii. Any outdoor dining area along any portion of the paved sidewalk shall maintain a minimum six-foot wide continuous path of travel.
 - iv. Provide continuous landscaped parkways along Hope Street, as shown on Exhibit "A", except adjacent to bus stops, and in other locations determined by City Planning staff to be inappropriate for parkways.
 - v. Install or replace street trees to the satisfaction of the Urban Forestry Division.
- c. Ground Floor Treatment.

- i. The ground floor space along Hope Street shall be designed to include a linear frontage equal to at least 75 percent of street frontage to accommodate retail uses.
 - ii. Mid-block ground floor space shall be designed for retail, professional office, or live-work uses.
 - iii. The ground floor retail space may be located along the required street wall or along a courtyard or plaza, provided the retail frontage is not more than 60 feet from the back of sidewalk and is visible from the sidewalk.
 - iv. Wall openings including storefront windows and doors shall compromise at least 75 percent of the street level façade.
 - v. The project shall provide clear glass for all wall openings along all street-level façades. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along street level facades.
 - vi. The building's primary entrance, defined as the entrance which provides the most direct access to the main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza, or paseo that is connected to and visible from a public street.
 - vii. At least one building entrance, which provides access to a building's main lobby and which is kept unlocked during business hours, shall be located on a public street.
 - viii. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details, shall be used to promote pedestrian-scaled architecture along the street.
 - ix. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building architecture.
 - x. Internally illuminated, vinyl awnings are not permitted.
 - xi. Electrical transformers, mechanical equipment, and other equipment shall not be located along the ground floor along Hope Street.
- c. Parking and Access.
- i. Parking required for a project shall be integrated into the project it serves.

- ii. Except for the ground level frontage required for access, no parking or loading shall be visible on the ground floor of any building façade that faces a street.
 - iii. No more than the minimum required parking may be provided unless provided for adjacent buildings that lack adequate parking.
 - iv. Curb cuts and parking/loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.
 - v. Parking and loading access shall be shared where feasible.
 - vi. Where a vehicular exit from a parking structure is located within 5 feet of the back of sidewalk, a visual/audible alarm shall be installed to warn pedestrians and cyclists of exiting vehicles.
 - vii. Residential units shall be designed to maintain interior sound levels, when windows are closed, at below 45 dB. Because the exterior sound level may exceed 60 dB, measures in addition to conventional construction are suggested to meet the interior standard, including use of 1/4" laminated or double glazing in windows.
 - viii. Electrical transformers shall be located on an alley. If electrical transformers are located adjacent to a sidewalk, the transformer shall be screened and incorporated in to the building to appear as a storefront or office.
- e. Massing and Street Wall
- i. Street walls shall be consistent along the building's street frontage.
 - ii. Street walls (the building walls along the sidewalk) shall be located in relationship to the back of sidewalk as specified in Table 3-1.
 - iii. 80% of the building's street walls shall have the minimum number of stories specified Table 6-2. Walls above the ground floor that step back less than 15 feet from the ground floor street wall are considered to be part of the street wall.
 - iv. The shortest horizontal distance between the specified window of one residential unit and the specified window or wall of another residential unit in the same project shall have, at a minimum, the "line-of-sight" distances from the middle of the windows specified in Table 6-2.
 - v. In dwelling units, operable windows shall be installed in all units to provide natural ventilation.
 - vi. Towers may extend directly up from the property line at the street and are not required to be setback.

- vii. Windows in the proposed residential units shall be operable.
- f. On-Site Open Space.
- i. Provide 26,735 square feet of open space as shown on Exhibit "A", on the subject property.
 - ii. Site landscaping and residential open space shall be provided as required by Section 12.21-G of the Zoning Code.
 - iii. Locate on-site open space and permit public access during normal business hours in accordance with Table 7-1.
 - iv. Provide landscaping and seating in each open space type in accordance with Table 7-2.
 - v. On roof terraces, trees and other plantings in permanent and temporary planters shall be located to provide shade, reduce reflective glare, and add interest to the space.
 - vi. On roof terraces, provide permanent and temporary seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.
 - vii. Mature canopy trees shall be provided within open spaces, especially along streets and required setbacks.
 - viii. Contain open space along a minimum percentage of its perimeter by building and/or architectural features in accordance with Table 7-3.
- g. Architectural Detail.
- i. Details and materials shall be varied horizontally to provide scale and three-dimensional qualities to the building.
 - ii. Provide well-marked entrances to cue access and use.
 - iii. Enhance all public entrances to a building or use through compatible architectural or graphic treatment.
 - iv. Provide different architectural treatment on the ground floor façade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.
 - v. Provide a vertically articulated street wall façade, using different treatment for the building's base, middle and top, and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses,

- vi. Provide an identifiable break between the building's ground floors and upper floors designed for office or other use.
- vii. Provide sustainable materials, using durable materials on ground floor façade.
- viii. Use especially durable materials on ground floor façades.
- ix. Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guide the built results.
- x. Layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements.
- xi. Design curtain walls with detail and texture, while employing the highest quality materials.
- xii. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.
- xiii. Ground-floor window and door glazing shall be transparent and non-reflective.
- xiv. Above the ground floor, both curtain wall and window/door glazing shall have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
- xv. A limited amount of translucent glazing may be used to provide privacy.
- xvi. Exterior lighting shall be shielded to reduce glare and eliminate light being cast into the night sky, with the exception of select building detail lighting as identified in Exhibit "A."
- xvii. Integrate security lighting into the architectural and landscape lighting system.
- xviii. Exterior roll-down doors and security grills are not permitted except interior roll-down doors and security grilles may be permitted, provided they are at least 75% transparent (open), retractable and designed to be fully screened from view during business hours.
- xix. Mechanical equipment shall be either screened from public view or the equipment itself shall be integrated with the architectural design of the building.
- xx. Ventilation intakes/exhausts shall be located to minimize adverse effects on pedestrian comfort along the sidewalk. Typically locating

vents more than 20' vertically and horizontally from a sidewalk and directing the air flow away from the public realm will accomplish this objective.

- xxi. Reflective materials or other sources of glare (like polished metal surfaces) shall be designed or screened to not impact views nor result in measurable heat gain upon surrounding windows either within or adjacent to a project.
 - xxii. Other sources of glare, such as polished metal surfaces, shall be designed or screened to not impact views from surrounding windows.
- h. Streetscape Improvements.
- i. The sidewalk shall be installed with the paving pattern used on Hope Street between 9th Street and Olympic Boulevard to the satisfaction of the Department of Public Works and the Department of City Planning. Sidewalk on Hope Street damaged as a result of construction or demolition shall be replaced to the satisfaction of the Department of Public Works and the Department of City Planning.
 - ii. Street trees shall be planted in conjunction with the project as required by and to the satisfaction of the Urban Forestry Division.
 - iii. Historic street lights on Hope Street shall be maintained, improved, and/or replaced as required by the Bureau of Street Lighting to meet current illumination standards, using replicas of the historic street lights as specified by the Bureau of Street Lighting. Historic street lights on Hope Street damaged as a result of construction or demolition shall be replaced using replicas of the historic street lights as specified by the Bureau of Street Lighting.
 - iv. Street trees shall be maintained to allow access to street lights for repairs and maintenance.
- i. Signage.
- i. Signage on the project shall be limited to that described in Exhibit "A," Sign Plan.
 - ii. No signage is proposed or permitted above the ground floor of the building.
 - iii. Signs are conceived as a part of the overall building design and shall not appear as an afterthought.
 - iv. Signage shall not be illuminated between the hours of 2:00 a.m. and 7:00 a.m.

- j. Architectural Detail.
 - i. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.
- 36. Materials. Building materials shall conform to those indicated in Exhibit "A", including the use of multiple stucco colors, Limestone Column Covers, Gray Limestone, metal panels, and board formed concrete. The Building materials, including "White Frit Pattern" and "Extra Fritted Glass" which relate to the Standard Oil Building, shall conform to Exhibit "A."
- 37. Bicycle Parking. Bicycle parking shall be provided in compliance with LAMC Section 12.21 A.16. Short-term bicycle parking shall be located in accordance with Exhibit "A". If bicycle parking is located in the public right-of-way, prior to the issuance of a building permit, the applicant shall obtain all required permits to install the required short-term bicycle parking in the right-of-way.
- 38. Live Entertainment. There shall be no live entertainment or amplified music permitted within any open space area nor on any rooftop deck.
- 39. Window Transparency. A note shall be added to the project elevations to indicate that all ground floor windows shall be comprised of non-reflective, transparent glass.
- 40. Signage. Multiple temporary signs in store windows and along building walls are not permitted. Each tenant space is permitted one (1) temporary sign.
- 41. Paving Pattern. The applicant shall repair and replace (including as a result of construction activities) any broken sidewalks with the standard paving pattern used on Hope Street between Olympic Boulevard and 9th Street in conformance with Downtown Design Guide Standard No. 9E.2 and to the satisfaction of the Bureau of Street Lighting.
- 42. Street Lighting. The applicant shall repair and replace (including as a result of construction activities) any broken street lights with the standard historic street light on Hope Street between Olympic Boulevard and 9th Street, modified only as required by the Bureau of Street Lighting to meet current illumination standards, using replicas of the historic street lights as specified by the Bureau of Street Lighting, in conformance with Downtown Design Guide Standard No. 9G.1.
- 43. Lighting. All lighting shall be shielded and downfacing, including lighting in landscaped areas, the rooftop deck, and at street level, with the exception of building lighting "Crown Lighting," "Reveal Lighting at Tower," and "Down Lighting at Podium," which shall be permitted as indicated in Exhibit "A." The uplighting of trees in open space areas is prohibited.
- 44. Loading. There shall be no loading or staging of goods within the public right-of-way.

45. Landscaping. All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
46. Roof Screening. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from the ground level view of any abutting properties and the public right-of-way. All screening shall be set back at least five feet from the edge of the building.
47. Utilities. All new utility lines that service the site shall be installed underground, in conformance with LAMC Section 12.22 A.23.
48. Transformer Screening. The ground level transformer and any additional ground level utilities shall be screened by physical walls and gates unless otherwise required by a City Agency. The area surrounding the utilities shall be landscaped with an automatic drip irrigation system. The Landscape Plan shall be updated to reflect this requirement.
49. Trash Collection. All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
50. Commercial Trash/recycling Room. The applicant shall incorporate commercial trash/recycling room.

ADMINISTRATIVE CONDITIONS:

51. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
52. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination has been provided to the prospective owner/operator, including the conditions required herewith, shall be submitted to the BESt (Beverage and Entertainment Streamlined Program) in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the BESt (Beverage and Entertainment Streamlined Program) within 30 days of the beginning day of his/her new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.
53. **MViP - Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector may conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator

according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in denial of future requests to renew or extend this grant.

54. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the BESt (Beverage and Entertainment Streamlined Program) for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or BESt (Beverage and Entertainment Streamlined Program) for inclusion in the case file.
55. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

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

responsibility to reimburse the City pursuant to the requirement in paragraph (b).

- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **NOVEMBER 22, 2018**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

Downtown
 Figueroa Plaza
 201 North Figueroa Street, 4th Floor
 Los Angeles, CA 90012
[\(213\) 482-7077](tel:(213)482-7077)

San Fernando Valley
 Marvin Braude San Fernando
 Valley Constituent Service Center
 6262 Van Nuys Boulevard, Room 251
 Van Nuys, CA 91401
[\(818\) 374-5050](tel:(818)374-5050)

West Los Angeles
 West Los Angeles Development
 Services Center
 1828 Sawtelle Boulevard,
 2nd Floor
 Los Angeles, CA 90025
[\(310\) 231-2598](tel:(310)231-2598)

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

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the statements made at the public hearing on April 17, 2018, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The overall subject site, comprised of two (2) lots, is an approximately 155,508 square-foot (3.57 acres) irregular-shaped parcel of land bounded by South Hope Street, West Olympic Boulevard, South Flower Street, and West 9th Street. The overall site has a frontage of approximately 408 feet on South Hope Street, 160 feet on West Olympic Boulevard, 560 feet on South Flower Street, and 321 feet on West 9th Street. The proposed project is located on a portion of the 155,508 square-foot site along South Hope Street that is currently developed with a three-story commercial/residential structure.

Lot 1 is located on 9th Street between South Flower Street and South Hope Street and is approximately 83,402 square feet in size. The parcel is developed with a 300,329 square-foot, 14-story, 201-unit residential building located along West 9th Street. The building's Homeowner's Association owns the condominium building, associated subterranean parking structure, and building amenities/infrastructure. The parcel is also developed with a portion of a three-story, 15-unit mixed-use building located along South Hope Street. This structure is located on both Lot 1 and Lot 2.

Lot 2 is located on the south side of the city block on West Olympic Boulevard between South Flower Street and South Hope Street and is approximately 75,106 square feet in size. The parcel is developed with a 248,951 square-foot, 270-unit, 14-story apartment building located along South Flower Street. The parcel is also developed with a portion of a three-story, 15-unit mixed-use building located along South Hope Street. This structure is located on both Lot 1 and Lot 2. The 14-story apartment building and the three-story mixed-use building share a five-story subterranean parking garage with 440 automobile parking spaces.

The subject property is zoned [Q]R5-4D. The entire site is located within the Central City Community Plan with a General Plan Land Use Designation of High Density Residential. The project site is located within a designated Transit Priority Area and Los Angeles State Enterprise Zone. It is also located in an MTA Project Area, a Greater Downtown Housing Incentive Area, and the Downtown Design Guideline Project Area.

The predominant land use pattern within the Community Plan Area is mainly high density residential, commercial, office, and entertainment uses. The project is located in the South Park neighborhood, described by the Community Plan as “a mixed-use community with a significant concentration of housing.” The community plan emphasizes the importance of residential housing stock and encourages the retention of these areas as pedestrian-oriented clusters located in close proximity to other Central City districts. The proposed mixed-use development is located in the South Park neighborhood and is located in close proximity to other multi-family residential and commercial uses to the north, east, south, and west.

The subject property is currently developed with a three-story mixed-use building with residential (15 apartment units) and office uses. The applicant proposes the demolition of this existing three-story mixed-use building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial space (6,699 square feet indoors and 3,311 square feet outdoors). The proposed project includes 179 automobile parking spaces, 138 long-term bicycle parking spaces, and 30 short-term bicycle parking spaces.

The overall site, comprised of Lots 1 and 2, is approximately 158,508 square feet. The “D” Limitation limits the FAR to a maximum of 6:1 unless additional floor area is permitted through a Transfer of Floor Area (TFAR). The proposed project does not seek a TFAR agreement, therefore, the maximum floor area permitted across the site is 951,048 square feet. As discussed above, the existing site is developed with a 300,329 square-foot, 14-story condominium building, a 248,951 square-foot, 14-story apartment building, and a three-story mixed-use building, proposed for demolition. Not including the three-story mixed-use building, the existing site is currently developed with 549,280 square feet of existing floor area. The project proposed an additional 251,222 square feet of floor area, resulting in a total combined floor area of 800,502 square feet for an FAR of 5.05:1.

All automobile parking for the proposed mixed-use development is located on Lot 2. The existing, 440-space subterranean parking garage will satisfy the automobile parking requirements for both the proposed mixed-use development and the existing 14-story apartment building. In conjunction with the Conditional Use Request to permit a Transient Occupancy Residential Structure in the R5 Zone the applicant also requests a 20% reduction in automobile parking requirements, resulting in an automobile parking requirement of 162 spaces for the proposed mixed-use development and 240 spaces for the existing 14-story apartment building. The combined 402 required automobile parking spaces can therefore be accommodated on-site in the existing subterranean parking garage.

Properties to the north across West 9th Street are zoned C2-4D and are improved with mixed-use commercial and residential uses.

Properties to the west across South Flower Street are zoned C2-4D-SN and [Q]R5-4D-SN and are improved with multi-family residential and mixed-use commercial and residential uses.

Properties to the south abutting the subject property are zoned [Q]R5-4D and are improved with the Standard Oil Company Building, Los Angeles Historic-Cultural Monument No. 340.

Properties to the south across West Olympic Boulevard are zoned [Q]R5-4D-O and are improved with multi-family residential uses and surface parking lots.

Properties to the east across South Hope Street are zoned [Q]R5-4D and OS-4D and are improved with mixed-use commercial and residential uses, Grand Hope Park, and the Fashion Institute of Design and Merchandising (FIDM).

West 9th Street, adjoining the subject property to the north is designated as a Modified Avenue II dedicated to a width of 75 feet at the subject property with curb, gutter, sidewalk, and on-street parking.

South Flower Street, adjoining the subject property to the west is designated as a Modified Avenue II dedicated with a width of 80 feet at the subject property with curb, gutter, sidewalk, and on-street parking.

West Olympic Boulevard, adjoining the subject property to the south is designated as Modified Boulevard II dedicated to a width of 100 feet at the subject property with curb, gutter, sidewalk, and on-street parking.

South Hope Street, adjoining the subject property to the east is designated as an Avenue II dedicated to a width of 90 feet at the subject property with curb, gutter, sidewalk, and on-street parking.

Previous relevant cases, affidavits and orders on the subject property:

Case No. VTT-78252 – On January 10, 2018, the Applicant withdrew a request for a Vesting Tentative Tract Map to create three (3) airspace lots and 40 commercial condos on two (2) separate existing ground lots.

Case No. ZA-2015-4020-CUB – On January 22, 2015, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing coffee shop operating from 5:00 a.m. to 10:00 p.m., daily in lieu of the commercial corner hours of operation of 7:00 a.m. to 11:00 p.m., located at 600 West 9th Street, Unit 135.

Case No. ZA-2008-560-CUB-PA1 – On April 21, 2014, the Zoning Administrator terminated an application for a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant, located at 600 West 9th Street

Case No. ZA-2013-904-CUB – On June 5, 2013, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant, located at 600 West 9th Street.

Case No. ZA-2008-560-CUB – On July 21, 2008, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant, located at 600 West 9th Street.

Relevant Cases on Surrounding Properties:

Staff utilized a 500-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. The following related cases were filed within the past 10 years and identified to be within 500 feet of the project site:

Case No. ZA-2018-1280-CUB – On March 8, 2018, an application was filed for a Conditional Use Permit to allow the continued sale and dispensing of beer and wine for off-site consumption in conjunction with an existing mini-market and service gas station with hours of operation of 24-Hours, daily, in the [Q]R5-4D-O Zone, located at 504 West Olympic Boulevard.

Case No. ZA-2017-4196-CUB-CUX – On October 17, 2017, an application was filed for a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages with live entertainment and dancing in conjunction with an existing hotel in the C2-4D Zone, located at 819 South Flower Street.

Case No. CPC-2015-1160-DA – On September 14, 2017, the City Planning Commission approved and recommended that the City Council adopt the Development Agreement subject to the terms and recommendations with a term of approximately 10 years in the C2-4D-O Zone, located at 1020 South Figueroa Street.

Case No. CPC-2015-1158-SN-TDR-MCUP-CUX-SPR – On September 14, 2017 and November 9, 2017, the City Planning Commission approved the construction of a mixed-use project consisting of 936,712 square feet and a maximum height of 540 feet with 300 hotel rooms, 435 residential units, and 58,959 square feet of commercial uses, with approval of TFAR Payment Plan to include 100 percent funding to the Public Benefit Trust Fund; a supplemental use district to permit the Figueroa and Olympic South Sign District; a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages within 25 portable units in the hotel, within mini-bars in each hotel room, within five (5) restaurants/bars within the hotel, and within 15 restaurants/bars within the commercial area and the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with three (3) retail establishments within the project site; a Master Conditional Use Permit to allow public dancing and live entertainment within 20 establishments; and a Site Plan Review for a project that results in an increase of 50 or more dwelling units, in the C2-4D-O Zone, located at 1020 South Figueroa Street.

Case No. DIR-2016-2297-SPPA-SPP – On August 14, 2017, the Director of Planning approved a Project Permit Compliance to permit the construction and installation of one (1) Digital Display Sign, one (1) Integral Digital Display, and three (3) Identification Signs with a sign reduction plan and a Specific Plan Project Permit Adjustment for a 20 percent reduction in the minimum space between components or rows of the proposed Integral Display Sign to allow 9.6 inches in lieu of 12 inches, in the C2-4D and [Q]R5-4D Zones, located at 901 South Flower Street.

Case No. ZA-2017-2378-MPA – On June 15, 2017, an application was filed for a Master Plan Approval to allow the on-site consumption of a full line of alcoholic beverages within four (4) separate venues within the Variety Arts Theatre, in the C2-4D-SN Zone, located at 938 South Figueroa Street.

Case No. CPC-2017-173-TDR-BL-MCUP-SPR – On January 17, 2017, an application was filed for a Transfer of Development Rights (TFAR), Building Line Removal, Master Conditional Use Permit, Vesting Tentative Tract Map, and Site Plan Review in conjunction with the construction, use, and maintenance of a new 66-story mixed-use building comprised of 220 hotel rooms, 200 residential condominiums, and 94,080 square feet of commercial space in the C2-4D Zone, located at 913 South Figueroa Street.

Case No. DIR-2015-97-SPR-1A – At its meeting on January 28, 2016, the City Planning Commission denied the appeals in part and granted the appeals in part and sustained the decision of the Director of Planning in approving the construction of a 341-unit residential condominium development with 11,687 square feet of commercial space in the C2-4D Zone, located at 901 South Flower Street.

Case No. DIR-2015-97-SPR – On November 2, 2015, the Director of Planning approved the construction of 60 additional units (for a total of 341 units) within a previously approved 28-story mixed-use building with 11,687 square feet of ground floor commercial space in the C2-4D Zone, located at 901 South Flower Street.

Case No. ZA-2014-3066-CUB – On July 17, 2015, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment in conjunction with an existing restaurant in the [Q]R5-4D-O Zone, located at 1050 South Flower Street.

Case No. ZA-2013-2284-MCUP – On November 20, 2014, the Zoning Administrator approved a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within four (4) separate venues with public dancing and live entertainment within the Variety Arts Theatre in the C2-4D Zone, located at 940 South Figueroa Street.

Case No. ZA-2012-912-CUB-CUX-1A – On October 28, 2014, the Central Area Planning Commission denied the appeal and sustained the Zoning Administrator's decision to approve a Conditional Use Permit request in Case No. ZA-2012-912-CUB-CUX, in the [Q]R5-4D Zone, located at 843 South Grand Avenue.

Case No. ZA-2012-3074-CUB – On October 20, 2014, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant in the C2-4D Zone, located at 801 South Grand Avenue, Unit 175.

Case No. ZA-2013-2836-CUB - On March 14, 2014, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing private club located at 714 West Olympic Boulevard.

Case No. ZA-2012-670-CUB – On June 25, 2013, the Zoning Administrator approved a Conditional Use for the sale of beer and wine for off-site consumption in conjunction with an automobile service station/convenience market located at 1001 S. Grand Avenue.

Case No. ZA-2012-912-CUB-CUX – On April 19, 2013, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant, lobby bar, food bar/lounge, existing theatre, basement venue, outdoor garden bar, rooftop bar, and in-room mini-bars, in conjunction with a 183-room hotel, a Conditional Use Permit to allow public dancing and live entertainment, and a Conditional Use Permit to allow the operation of a health spa as an amenity, in the [Q]R5-4D Zone, located at 843 South Grand Avenue.

Case No. CPC-2012-849-GPA-VZC-SP-SN-DA – On September 13, 2012, the City Planning Commission recommended that the City Council approve a General Plan Amendment to change the Regional Center Commercial land use designation of portions of the Staples Center to Public Facilities, amend the General Plan Land Use Map for the Central City Community Plan to add a footnote establishing the Proposed Convention and Event Center Specific Plan, and reclassify a segment of West 12th Street as a Local Street from a Collector Street, approve a Vesting Zone Change from PF-4D-O and C2-4D-O to CEC, approve the Convention and Event Center Specific Plan, and approve a Sign Supplemental Use District, for a property located at 1111, 1191, 1201, and 1301 South Figueroa Street.

Case No. ZA-2011-3072-CUB-CUX-ZV – On June 21, 2012, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in a ground floor restaurant, basement wine bar, and hotel room mini-bars in conjunction with a 72-room hotel, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with live entertainment and public dancing in conjunction with a hotel lounge/nightclub, a Conditional Use Permit to allow the continued operation of live entertainment and dancing in conjunction with an existing banquet center, a Conditional Use Permit to allow the continued operation of an ancillary hotel spa, in the C2-4D Zone, located at 819 South Flower Street.

Case No. ZA-2010-1731-CUB – On September 17, 2010, the Zoning Administrator approved a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C2-4D Zone, located at 875 South Figueroa Street.

Case No. ZA-2008-259-CUB – On October 21, 2009, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two proposed restaurants and a Conditional Use Permit to allow a dance hall in conjunction with a proposed basement restaurant in the [Q]R5-4D Zone, located at 605 West Olympic Boulevard.

Case No. ZA-2008-4313-CUB - On September 30, 2009, the Zoning Administrator denied a request for the sale and dispensing of beer and wine for off-site consumption in conjunction with an automobile service station and convenience market located at 1001 South Grand Avenue.

Case No. ZA-2009-480-CUB – On September 4, 2009, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-suite consumption in conjunction with an existing restaurant in the [Q]R5-4D Zone, located at 501 West Olympic Boulevard, Unit 102.

Case No. ZA-2008-3292-CUB-CUX-ZV – On December 10, 2008, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant and basement banquet and event center within a hotel, a Conditional Use Permit to allow an ancillary hotel spa, a Conditional Use Permit to allow dancing and live entertainment, and a Variance to provide non-required off-site parking spaces by lease in lieu of the required covenant in the C2-4D Zone, located at 819 South Flower Street.

Public Correspondence

Seven communications were received prior to the completion of this staff report.

One communication was received from the Fashion Institute of Design and Merchandising (FIDM) expressing support for the proposed project, while requesting that the City consider a mid-block crosswalk between the proposed project and Grand Hope Park and requesting that any recreation and parks-related fees be directed to improve Grand Hope Park.

One communication was received from the Downtown Center Business Improvement District (DCBID) expressing support for the proposed project.

Two communications were received requesting notification pertaining to the proposed project.

One communication was received expressing general support for the project.

One communication was received expressing concerns regarding the existing structure on the site proposed for demolition and the fact that there are existing residential units in the structure.

One communication was received requesting access to the case file and documents related to the proposed project.

After the public hearing on June 27, 2018, three letters/correspondence were received.

One email from David Wolfson included a statement stating an addendum to hearing testimony was being submitted. The addendum stated neither support nor opposition to the request, but commented on the operating hours of the three proposed restaurants and the hours of operation as being excessive. Concerns for noise from music and other potential disturbances were also raised. The addendum also included concerns for the site plan review request, which specifically stated the existing conditions of the Skyline building being conjoined with the proposed 949 Hope Street building and having no gap between the exterior walls or second floor pool deck. In addition, demolition of the subject existing building would create difficulties that would affect the pathway area on the Skyline property.

One email from John Curry stated concerns for the project. Concerns were for: 1) notification of the project to the residents of the Skyline; 2) the TORS request without the amenities and attendant neighbor protecting zoning requirements; 3)

noise and parking allocations; congestion and compliance of zoning laws; and 4) construction impacts.

One email was from Marilyn Lewis, who stated support for the project, but had interest in how fire risks and earthquake insurance (since the buildings would be connected underground) affects the feasibility and financial liability.

One email from Susan Hunter referenced a hybrid TORS project in Hollywood, and expressed concern for the loss of housing stock and lack of agency oversight or analysis on how it will impact the City's housing needs. She states this new usage circumvents the Rent Stabilization Ordinance and fair relocation laws.

One email from Javier Avitia submitted an electronic petition which included the names of 64 homeowners. The petition raised issues of construction impacts, and included an exhibit that listed remedial and compensatory measures the Skyline Homeowners asked Forest City to undertake.

One email from Deborah Racine stated concern for the construction of the building and that the project does not include any parking construction.

One email from Deborah Kim stated opposition for the construction of the building because of concerns for construction impacts and the loss of quiet enjoyment because of construction noise, street closures and diverted traffic during two years of construction.

Public Hearing

The public hearing was held on June 27, 2018 in Room 1020 of City Hall in Downtown Los Angeles. The applicant's representative, Andrew Brady and Jerry Neuman, over 25 people from the public and a representative from Council Office were in attendance.

Andrew Brady and Jerry Neuman made the following statements:

- Forest City was founded in 1920. They are the original developer of The Met Building, and currently own and manage Metro 417, The Met and Blossom Plaza.
- The project follows the philosophy of quality design, lasting value, appreciating the power of place, creating and operating places that people love, and building communities.
- The project incorporates project design principles that: promote interaction; bridge the difference in scale and style between buildings; fill in a dead zone to create over 6,00 sf of pedestrian scaled retail and outdoor dining at street level; create connectivity between public open space, educational institutions, residential towers and Financial District; and create a striking mark on the L.A. skyline.
- The site is located between LA Live and Downtown L.A.'s Historic Core, and is near two Metro subway stations within three blocks, and is in close proximity to the Olympic bus station with access to the DASH and Commuter Express.
- The project will bring in a mixed use development with residential and retail uses. It will include 236 residential apartment units and 6,688 s.f. of ground floor retail. There will be a 17-foot single-story podium.

- The development will share an existing 440 space garage with the Met Apartments. Access will be off of the existing access point off Olympic Boulevard. The project will meet all Code requirements for bicycles, where 168 bike spaces will be provided. A conditional use to reduce parking by 20 percent is part of the request.
- The building will be 26 stories tall, and include a roof deck. The building's maximum height will reach 274 feet, and the project will have an F.A.R. of 5.1:1.
- The project will activate and enhance paseo that create walkability and connectivity. There will be a 23-foot wide sidewalk from the property line to the street to promote walkability with retail lining the street.
- Patio tables and chairs activate the street and create a dining destination that connects the ground floor to adjacent park space and FIDM.
- There will be a ride-share/drop off area.
- The project will promote sustainable development. The project will achieve LEED Silver status, and provide drought tolerant landscaping, bring in high efficiency appliances and low flow fixtures.
- Additional bike parking is also being considered.
- The entitlements requested are for a site plan review, a conditional use for TORS, a conditional use for a 20 percent parking reduction, a Master Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with one (1) establishment and the sale and dispensing of beer and wine for on-site consumption in conjunction with two (2) establishments, for a total of three (3) establishments.
- Outreach includes the Downtown Los Angeles Neighborhood Council, the Downtown Center Business Improvement District, Skyline Condos, Central City Association, Market Lofts, Fashion Institute of Design and Merchandise (FIDM), Grand Hope Park Advisory Board.

During the public testimony portion of the public hearing, 22 people spoke and provided public testimony.

The first speaker, Javier A., a Skyline resident, stated there was a petition submitted, and there is concern of the loss of quiet enjoyment. The public outreach of the applicant has been negligible. There is draft of a cooperation agreement in place. There is also concern of construction impacts.

The second speaker, Omar P, stated the project is thoughtful, and the project can bring career opportunities for at-risk youths and to vets.

The third speaker, Zach S. of Arms Organization, stated the project brings jobs and creates resident space. The project does not gentrify, and the building has beautiful architecture.

The fourth speaker, Marie Rumsey of Central City Association, stated the Central City Association's strong support for the project. The applicant reached out early and presented to the Land Use Committee. The project has both a residential and retail component and will activate downtown.

The fifth speaker, Janet K., a Skyline resident, stated the 3-story structure on Hope

is not an office. There is residential uses above. The project brings a change from proposed apartments to a transient use. Some tenants may move out. The proposed development brings retail that is under 7,000 s.f., which is not a lot.

The sixth speaker, Diane C., a resident of the Market Lofts, stated she lives a half block from the development. She is against a categorical exemption. There is no warning to residents, and there will be construction impacts on Hope with other projects. There will be a cumulative impact from this project as well as other projects in the area. The 26-story building will affect Grand Hope Park by casting shade to the park, leading to a loss of light. It will affect landscaping and create a significant impact.

The seventh speaker, April P., stated her support for the project because the project would enhance the economy and further the growth of Downtown.

The eighth speaker, Deborah R., an owner of one of the units of the Skyline, stated she submitted a letter for the record, and also stated her concern for the project not providing parking for this development. The project requires approval of a TORS for the new construction as well as the adjacent, established apartment building.

The ninth speaker, Nick Griffen, a representative of the Downtown Center Business Improvement District, stated support for the project. The applicant reached out early and the BID informed of their progress. The project brings retail on Hope. This is an example of smart infill.

The tenth speaker, David W., resident of the Skyline, stated he did not support or oppose the project. He stated he had concerns for the project impacts, including operating hours, which are excessive, noise disturbances. He requested shorter operating hours, including not operating past 11 p.m., Sunday through Thursday, and not past 12 midnight, Friday and Saturday. He stated he is opposed to restaurants operating on the deck because they would be several yards away from the Skyline pool area. He also stated concerns of privacy and loud music in the exterior areas. The Skyline does not have double pane windows, so music would affect the residents.

The eleventh speaker, Aaron K., asked what was TORS and that this would be a nebulous number. He expressed concerns of making the required findings for the alcohol request, and asked about impacts to the Met building.

The twelfth speaker, Albert D., a member of the local workers union, stated both his and the union's support for the project. This would bring jobs to those with labor skills.

The thirteenth speaker, Joseph V., a resident of the Skyline, stated the Met building has no commercial tenants. He also stated the applicant is not a great landlord. He asked how Hope Street be used for loading and parking. He also expressed concerns for aesthetic impacts by the project.

The fourteenth speaker (unknown name), stated the project would increase the housing stock, and the housing

The fifteenth speaker, Yoleda G., of CREED LA, stated support for the project.

The sixteenth speaker, Asia F., of CREED LA, stated support for the project because the project would bring new housing and businesses to Downtown.

The seventeenth speaker, Able C., of International Association of SMART Local 105 stated support for the project because the project would be beneficial to Downtown.

The eighteenth speaker, Torres, also stated support for the project since the project would bring jobs to the area.

The nineteenth speaker, Dory S., a representative of union workers, also stated support for the project.

The twentieth speaker, Chris C., from the UA Local 78 Plumbers, stated support for the project since the project would provide a living wage, and promote safe working conditions.

The twenty-first speaker, Susan Hunter of the LA Tenants Union, referenced another TORS project in Los Angeles at 5825 Sunset Boulevard, which was a Hybrid TORS project. She also stated there were guidelines established by the Central Area Planning Commission for this case. There is a creation of just cause, and the applicant wants to use all the units for a hotel. She further stated there are no guidelines or agency overview for hybrid TORS projects and how it will affect the housing stock of the City. The project conflicts with the Home Sharing Ordinance, and conflicts with the definition found in LAMC 12.03 where anything past 30 days of stay is considered a residential unit. The project needs a full CEQA review and an EIR since housing stock will be removed.

The twenty-second speaker, Charlie C., of Unite Here! Local 11, stated the union met with the developer, who said long term stays would be provided.

After the public comment portion of the public hearing, the applicant's representative, Jerry Neuman, responded to the issues raised by stated the following:

- A meeting with the president of the Skyline HOA building occurred. The hearing notices went out in accordance with the City requirements.
- The construction of the project will be subject to the regulations of the City and abide by all regulations.
- TORS would for all of the units of the new tower and not the Met building.
- The applicant has been working on the parking situation to ensure there will not be impacts.
- The applicant will be retaining the long term stay option, which was allowed and adopted by the Central Area Planning Commission.
- The project meets all the requirements for a Class 32 Categorical Exemption, so it is the appropriate clearance.

- The pick-up areas will be within the existing area utilized.
- Andrew Brady stated the project fits the Class 32 CE. It is an urban infill project. A historic analysis, traffic report approved by LA DOT have been included in the case file. Also, there are no cumulative impacts, and ESA performed a noise study and air quality study.

At the conclusion of the hearing, the Associate Zoning Administrator stated he would take the case under advisement to review the reports submitted and determine the appropriate environmental clearance. He also stated he would clarify whether DOT analyzed the project to include the scenario of all units being converted to long term stay rooms as part of the TORS conditional use. Review of the Central Area Planning Commission discussion for the hybrid TORS project stated at the public hearing would be reviewed.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

They may include those identified during hearing testimony, received as part of correspondence via stakeholder groups, city agency, other responsible agency, Council District, Mayor's office, etc.)

- No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverages from any customer while in the premises
- There shall be no sales of table(s) and/or seating where alcoholic beverages are in any way included in the sale cost of the seating.
- There shall be "No Happy Hour" type or reduced price on alcoholic beverage promotion allowed.
- No sale of bucket of beers at any time of the day.
- Must maintain location to ensure no consumption of alcoholic beverages on sidewalk, parking lot area, which would be in violation of LAMC Section 41.274(C) or if the property allows such drinking in violation of LAMC 41.27(D).
- No person under 18 years of age shall sell or serve alcoholic beverages.

- There shall be no exterior advertising of any kind of type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages, except that the restaurant may post a menu.
- Petitioner(s) shall not have a cover charge for admission. There shall not be a requirement to purchase a minimum number of drinks.
- Sales and delivery of alcoholic beverages to consumers shall be made from behind a counter where an employee will obtain the product. No self-service of alcoholic beverages by patrons will be permitted. A waitress or waiter shall conduct all alcoholic beverage service.
- The operator and restaurant personnel shall at all times maintain a policy of not serving obviously intoxicated patrons and taking preventative measures to help avert intoxication-related problems.
- There will be no fortified wine (greater than 16% alcohol) sold.
- Bottled beer and wine coolers will not be sold in containers less than 1 liter.
- There will be “happy hour” or discounted drinks provided.
- Alcohol sales will not exceed the gross sales of food on a quarterly basis.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for a transient occupancy residential structure in the R5 Zone with reduced parking to be authorized, certain designated findings have to be made.

FINDINGS - CONDITIONAL USE FOR THE SALE OF ALCOHOLIC BEVERAGES

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with one (1) establishment and the sale and dispensing of beer and wine for on-site consumption in conjunction with two (2) establishments, for a total of three (3) establishments to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

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

Transient Occupancy Residential Structure (TORS) and Parking Reduction

The project would allow the operation of a transient occupancy residential structure in the R5 Zone in conjunction with a 20 percent reduction in automobile parking requirements. The proposed project includes the demolition of the existing three-story, mixed-use building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, mixed use tower with a Transient Occupancy Residential Structure with 236 guest rooms and 6,688 square feet of ground floor commercial space.

The site is located along Hope Street within the South Park neighborhood of Downtown Los Angeles in the Central City Community Plan area. A variety of high-density mixed-use, residential, office, and commercial development is located in the vicinity of the proposed site.

The project is designed to meet the needs of a variety of residents and visitors to the South Park neighborhood of Downtown Los Angeles, and is designed to meet the City's Downtown Design Guidelines to be compatible with developments in Downtown Los Angeles, especially the surrounding uses.

The Downtown Los Angeles neighborhood includes a variety of amenities that attract worldwide visitors. L.A. Live, a mixed-use entertainment destination, and many office and commercial uses are located within 1,000 feet of the project site, including the Los Angeles Convention Center, which is within ½-mile of the project site. Many visitors come to Downtown and the demand for lodging will be addressed through the project. Visitors of the area, whether here for business or entertainment/personal purposes, require short-term housing such as hotels. Some require longer periods, and the subject use offers a product that helps meet the demands for longer periods of stays. For example, each room/unit includes a kitchen where a sink and cooktop is shown in each unit, and amenities such as a fitness center with pool and private event space is provided. Services are also offered to allow guests to receive packages. In addition, bicycle parking is available as well. The granting of the conditional use for a TORS will help address the demand for this type of product by meet the demands by man visitors, including families. With the subject site near many neighborhood serving uses, including a grocery market located at 645 W.9th Street, and several dining options, the project site is suitable for the use, and the area will benefit by bringing in a landfill project that promotes pedestrian activity of the area.

The Transit Occupancy Residential Structure will be located in close proximity to a variety of amenities and transit opportunities. Guests/residents will be able to utilize public transit in the form of buses and the Blue and Expo Lines, and get to their destinations throughout the City. In addition, the project will offer bike parking stalls, meeting the requirements of Code, to allow guests to park their bicycles to utilize the restaurants that will be on the site. The project involves a 20 percent reduction in the number of parking spaces required. The reduction in parking will be beneficial because it will not require construction of new parking facilities on the site, nor create a new parking garage at ground level since the applicant will be utilizing an existing four level parking structure that will be shared with The Met

building. The project will be an infill development that will be efficient in its parking situation by sharing parking facilities with the Met building to bring a TORS operation into the area. The project utilizes forward-thinking practices that promote transit and alternative modes of transportation, which will benefit downtown by alleviating congestion, reducing pollution, and increasing pedestrian activity in the area to promote vibrancy in Downtown.

Master Conditional Use for Alcohol

The project includes a Master Conditional Use Permit (MCUP) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with one (1) proposed restaurant and the sale and dispensing of beer and wine for on-site consumption in conjunction with two (2) restaurants, for a total of three (3) restaurants. The subject request is in conjunction with a proposed project that includes the demolition of this existing three-story mixed-use building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial space (6,699 square feet indoors and 3,311 square feet outdoors).

Each restaurant will be required to file for individual Master Plan Approval applications which will detail the floor plans and operational conditions, which are tailored to the specific use as required by the provisions of the Master Conditional Use Permit application process. More specific physical and operational conditions will be included as part of the Approval of Plans determination required for each establishment. This will allow for a closer look at each operator as they utilize the Master Conditional Use and review both indoor and outdoor seating as well.

As stated earlier, the site is located along Hope Street within the South Park neighborhood of Downtown Los Angeles in the Central City Community Plan area. A variety of high-density mixed-use, residential, office, and commercial development is located in the vicinity of the proposed site. L.A. Live, a mixed-use entertainment destination, is located within 1,000 feet of the project site. All restaurants seeking to utilize the requested MCUP will be subject for review to determine the appropriate hours to condition each establishment. While the grant has conditioned the hours of operation from 7:00 a.m. to 2:00 a.m., daily, an in-depth review of each specific operation will allow the Zoning Administrator to determine the appropriate hours of operation. Each operator will be required to utilize security measures and conform to the conditions imposed to ensure there are no nuisances, the property is well-maintained, the mode and character remain as restaurant, and the operators operate their establishments responsibly.

The project is designed to provide a variety of dining options to residents, employees, and visitors in the area. In addition, outdoor seating will promote the transition of vehicles to use on the site through pedestrian activity and scale that will promote the vibrancy of downtown throughout the day and evening. The proposed use in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues will assure that the service of alcohol will not be disruptive to the community. The availability of alcohol for on-

site consumption in conjunction with the subject establishment will offer an amenity to the local community, local employees, the patrons of adjacent retail, and the residents in the neighborhood.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The overall subject site is an approximately 155,508 square-foot (3.57 acres) irregular-shaped parcel of land bounded by South Hope Street, West Olympic Boulevard, South Flower Street, and West 9th Street. The subject property is zoned [Q]R5-4D. The entire site is located within the Central City Community Plan with a General Plan Land Use Designation of High Density Residential.

The site is located in the South Park neighborhood of Downtown Los Angeles. The property is developed with a three-story mixed-use (residential and office) structure, built in 1989, which is proposed for demolition. The project would involve the construction, use, and maintenance of a 251,222 square-foot, 27-story, Transient Occupancy Residential Structure with 236 rooms and 6,688 square feet of neighborhood serving commercial space.

Surrounding properties are zoned C2-4D, C2-4D-SN, [Q]R5-4D-SN, [Q]R5-4D, [Q]R5-4D-O, and OS-4D and are generally developed with high-density mixed-use, commercial and office structures. Properties to the north across West 9th Street are zoned C2-4D and are improved with mixed-use commercial and residential uses. Properties to the west across South Flower Street are zoned C2-4D-SN and [Q]R5-4D-SN and are improved with multi-family residential and mixed-use commercial and residential uses. The immediate building abutting the site is developed with the Standard Oil Company, Los Angeles Historic-Cultural Monument No. 340, and zoned [Q]R5-4D. Properties to the south across West Olympic Boulevard are zoned [Q]R5-4D-O and are improved with multi-family residential uses and surface parking lots. Properties to the east across South Hope Street are zoned [Q]R5-4D and OS-4D and are improved with mixed-use commercial and residential uses, Grand Hope Park, and the Fashion Institute of Design and Merchandising (FIDM).

Transient Occupancy Residential Structure and Parking Reduction

The project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. The project proposes the conversion of a to-be constructed residential apartment tower to a Transient Occupancy Residential Structure, which is permitted through a Conditional Use. The to-be-constructed tower would be permitted through a site plan review and be subject to the regulations of the Building Code in addition to the regulations of the zoning regulations of the R5 zone, and all applicable ordinances. Furthermore, the project will be in conformance with the Downtown Design Guidelines. The TORS would utilize a 27-story structure that does not necessitate a deviation from the Code to increase building height or exceed the

maximum floor area ratio. Parking would be within an existing garage that is part of the adjacent Met building, and meet the Code requirement for automobile and bicycle parking. Existing driveway off of Olympic Boulevard would be utilized for vehicles to enter into and exit out of the parking garage.

With the immediate area characterized as high density residential in Downtown Los Angeles, the building design comply with the Downtown Design Guidelines. It will be compatible in regards to sustainable design, sidewalk and setbacks, parking and access, massing and street wall, on-site open space, architectural design, streetscape improvements, signage, architectural detail, building materials, bicycle parking, live entertainment, signage, paving patterns of sidewalks, lighting, loading, landscaping, roof screening, utilities, transformer screening, trash collection and commercial trash/recycling room.

The project incorporates project design features that addresses the following:

For safety, screening and noise reduction during construction:

- A temporary, 15-foot-tall construction fence equipped with noise blankets shall be provided during construction.

For Air Quality

- The Project would commit to using cleaner construction equipment that meets the U.S. Environmental Protection Agency (USEPA) and California Air Resources Board (CARB) Tier 4 emissions standards for off-road equipment rated 50 horsepower or greater. The State of California has already adopted regulations that require construction contractors to replace older, higher-emitting construction equipment with equipment that meet the Tier 4 emission standards. By 2023, large and medium construction fleet operators are required to fully implement the regulation and use equipment that meet the Tier 4 standards. The Project would commit to early implementation of this State regulation for this Project by using Tier 4 equipment rated 50 horsepower or greater. The use of Tier 4 equipment is incorporated into this air quality assessment.

In addition to these project design features, the project will be in conformance with the Downtown Design Guidelines to ensure the project would be compatible with surrounding uses as well as the immediate area.

Issues raised at the public hearing and through public correspondence includes impacts of construction noise, construction traffic, and other construction activities, as well as potential noise disturbances from the operation of the building.

The construction of the building is not permanent and is not an operating characteristic of a TORS. All construction would be required to comply with regulatory compliance measures, which requires limitations imposed on construction activities, in addition to being in compliance with the Building Codes. The applicant will be subject to the following construction regulations that relate to the following:

- possible construction vehicles parked on site to prevent congestion on streets with limited parking
- temporarily blocking portions of streets for deliveries of construction materials please provide flag persons to assist with pedestrian and vehicular traffic. (Bureau of Street Services LAMC 62.46)
- Routine street closures shall not take place during peak traffic hours. Any street, sidewalk, or other improvement work shall be in conformance with the latest Manual on Work Area Traffic Control. (Bureau of Street Services - LAMC 62.107)
- Care should be taken to not overfill concrete trucks during deliveries. If spills occur it is the responsibility of the concrete company to immediately provide clean up. Bureau of Street Services - LAMC 62.130
- Construction noise should be kept to a minimum with consideration of the surrounding neighbors. Unnecessary noise such as music should be kept below legal levels. (LAPD, Department of Building and Safety, Bureau of Street Services - LAMC 112.01, 112.03, 112.04, 112.05)
- Streets and sidewalks adjacent to construction sites should be swept and kept free of construction debris at all times. Bureau of Street Services - LAMC 62.45 through 62.54)
- Care should be taken to not interfere with trash pick-up by the Bureau of Sanitation. Construction and delivery vehicles are subject to trash pick-up parking restrictions. (LADOT - LAMC 80.69)
- If building materials are to be stored in public right-of-way, it shall be by permit from the Department of Public Works, Bureau of Street Services, Investigations and Enforcement Division and shall conform with all applicable rules. (Bureau of Street Services - LAMC 62.45 through 62.54)
- Comply with the following Permitted Construction/Demolition Hours. (LAPD, BSS-LAMC 41.40 Monday - Friday 7 AM - 9 PM Saturday or National Holiday 8 AM - 6 PM Sunday No Work Permitted)

In addition, the construction and operation of the building would be subject to the City of Los Angeles Noise Ordinance to ensure construction and operation of the Transient Occupancy Residential Structure will not have a significant impact to surrounding properties.

New stationary sources of noise, such mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02 and 112.05, which prohibit noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address construction activities and mechanical equipment, the project would result in a less than significant impact related to construction and operational vibration and noise. In addition, the project would be required to comply with LAMC Section 41.40, which requires limitations imposed on construction activities. According to the Noise Analysis, operation of the project would not result in an incremental increase in noise originating from traffic, fixed-mechanical equipment, loading docks, refuse collection areas, parking structure, or open space. In addition, according to the Noise Analysis, vibration structural damage impacts and vibration human

annoyance impacts would be less than significant. With implementation of the regulations that address construction activities and mechanical equipment, the project would result in a less than significant impact related to construction and operational vibration and noise.

There would be no other significant operating characteristic for physical feature of the TORS operation would degrade adjacent property. Operation of the TORS would require staffing mainly in the ground floor lobby areas, where a concierge, access to the parking garage, packages, recycling and bicycle parking exist. A 2,255 square-foot fitness center exclusive to residents is located at podium level and is confined indoors. Level 26 of the plans include amenities such as a sky lounge, hot tub and pool, as well as a private event room with space both indoors and outdoors, but separated from the residential use to the north (Skyline) by the outdoor podium. Staffing and maintenance of the TORS operation would be day-to-day, but would only have a minimal impact to adjacent properties. The TORS use will be within a mixed use building that will include by-right, neighborhood-serving uses at the ground floor. Hours of operation for the restaurants will be determined as more information of the specific operator is submitted to the Planning Department as part of the Plan Approval process.

A Historical Resource Technical Report was prepared to assess the proposed project's impacts on the Standard Oil Building. According to the Historical Resource Technical Report, prepared by GPA Consulting and dated August 2017, the project would have no direct impacts on historical resources. The report also reviewed that there would not be significant potential indirect impacts on the Standard Oil Building. The applicant worked with the Office of Historic Resources to ensure the subject use will be compatible with and not detrimental to the Standard Oil Building.

The project involves sharing of the parking garage with the Met building, which is located within the same block of the subject site. The Met building includes 440 parking spaces. The subject project will restripe the parking garage to allow for 215 parking spaces to be reserved for residents/guests of the TORS building. Parking will be allocated as follows: 52 stalls with the ground level; 80 stalls within B1 basement level; 71 stalls within the B2 basement level; and 12 stalls within the B3 basement level.

One other issue raised from the public hearing was the project's net increase in parking resulting from re-striping of lines within the existing garage is negligible, and that it is reasonable to believe the immediate area surround the new 236 residential apartments will be impacted, and will lead to a negative impact to the availability of public parking in the immediate area. Downtown offers metered parking and within empty lots near the site and street parking along 9th Street, Flower Street, and many has a public parking lots, with the nearest one being on the northwest corner of Flower Street and Olympic Boulevard. The granting of the parking reduction will not be detrimental since the project will utilize the existing parking at the Met building, and will not create a new curb cut on Hope Street. The project site is located in close proximity to various public transit options that serve the Central City community, including the LA Metro Red/Purple/Blue/Expo Line 7th

Street/Metro Center Station and the LA Metro Blue/Expo Pico Station, both located within 2,000 feet of the project site. Immediately across Hope Street is a Metro Bike Station to offer guests a viable transportation alternative. With available resources and alternatives, the reduction in parking will not be detrimental to surrounding properties.

The availability of transient occupancy residential units on the site and its shared parking garage would result in use of the existing driveway off of Olympic Boulevard and not lead to significant disruption in circulation. As stated in the previous finding, the site is near several neighborhood serving uses, which will promote pedestrian activity, and encourage pedestrian activity.

The project would not adversely affect or degrade the neighborhood as these units would be provide a solution to meet the demand for short term housing needs of visitors who wish to stay in downtown for an extended time. The use, through approval of conditional uses and through conditions of approval, will ensure a compatible use which will be desirable to the public convenience and the general welfare of residents, visitors, and workers of the Downtown Los Angeles area. The project has been further conditioned to minimize its impact on the surrounding community and will be required to adhere to all applicable governmental regulations. The proposed use is consistent and harmonious with the adjacent and surrounding uses. Therefore, the project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

Master Conditional Use for Alcohol

Restaurants offering the sale of alcoholic beverages are consistent with the pattern of neighborhood restaurants in the area. The site's location is well suited for restaurants that offer the sale of alcohol incidental to food service as an amenity and convenience for residents and employees and furthers community and economic development in the South Park neighborhood and Central City Community Plan area.

The granting of a Master Conditional Use (MCUB) is for potentially three ground level restaurants along Hope Street. The first space is for a 420 square-foot restaurant with 28 indoor seats with an outdoor 1,018 square-foot patio with up to 68 outdoor seats, adjacent to the Main Lobby entrance. The second space is for a 325 square-foot restaurant with 22 indoor seats and a 220 square-foot outdoor patio with 15 outdoor seats. The third space is for a 5,934 square-foot restaurant with 396 indoor seats and a 1,310 square-foot outdoor patio with 87 outdoor seats.

One restaurant will offer the sale and dispensing of a full line of alcohol for on-site consumption, while the other two restaurants will offer the sale and dispensing of beer and wine for on-site consumption, with all three restaurants offering both indoor and outdoor dining. Hours of operation of 7:00 a.m. to 2:00 a.m., daily, have been granted as part of the MCUP, but each operator will be subject to the Approval of Plans process, where plans specific to each operation will be reviewed and considered. Appropriate and specific conditions, including limitations to the

hours of operation may be further imposed through the plan approvals process. In addition, this process will allow the Zoning Administrator to impose operator-specific conditions in addition to those imposed from this grant, which already address noise, nuisances, responsible management, litter, security and surveillance, mode and character, and other issues. The applicant has not requested live entertainment or public dancing at any of the establishments, and the project has been conditioned to ensure the operation will be a restaurant and not a night club. Each operator will be required to comply with the City's Noise Ordinance, and provide a 24 hour hotline for anyone who wishes to complain of any issues caused by any of the restaurant operators. In addition, a condition allowing for documented evidence to be submitted was imposed to bring any operator, who has continued to violate the conditions of approval for alcohol, back to the Zoning Administrator for review of the operation and compliance with conditions for further action that could lead to revocation of the grant.

As stated, each establishment is required to subsequently file for a Plan Approval, pursuant to L.A.M.C. Section 12.24-M, which will detail the floor plans and operational conditions, which are tailored to the specific use as required by the provisions of the Master Conditional Use Permit application process. Therefore, more specific physical and operational conditions will be included as part of the Approval of Plans determination required for each establishment. This will ensure a use which will be desirable to the public convenience and the general welfare of residents, visitors, and workers of the Downtown Los Angeles area. The establishments under the MCUP are expected to sell a full line of alcoholic beverages responsibly and will be required to adhere to all applicable governmental regulations. The proposed use is consistent and harmonious with the adjacent and surrounding uses. Therefore, the project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety and the development of the community.

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

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The Land Use Element of the General Plan divides the City into 35 Community Plan areas. The Central City Community Plan designates the site for High Density Residential land uses with the corresponding zone of R5. The subject site is zoned [Q]R5-4D, consistent with the property's land use designation. The approved grant, will positively contribute to the overall goals and objectives of the Central City Community Plan by adding additional commercial tenants to the South Park neighborhood. The predominant land use pattern around the project is characterized by high-density mixed-use, residential, and commercial development. The area is a high density residential land use designation and is

comprised of a mix of residential and commercial uses, including neighborhood serving uses, schools, services, transit, etc.

Transient Occupancy Residential Structure and Parking Reduction

While the Community Plan text does not specifically address the requested conditional use for the operation of a transient occupancy residential structure in the R5 Zone in conjunction with a 20 percent reduction in automobile parking requirements, the Los Angeles Municipal Code allows the Zoning Administrator to approve the use under the authority of Section 12.24-W if the findings of fact can be made in the affirmative. The L.A.M.C. stated that Transient Occupancy Residential Structures and parking reductions are permitted on the R5-zoned site through a Conditional Use. The project would be consistent with the following General Plan and Community Plan.

Objective 2-1: To improve Central City's competitiveness as a location for offices, business, retail, and industry.

Objective 2-3: To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.

Objective 2-4: Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.

Policy 2-4.1 To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

Objective 1-1: To promote development of residential units in South Park.

By bringing in a Transient Occupancy Residential Structure onto the site, the project will offer extended stays to those who are in need visiting the area and in need of lodging for business, convention, or other personal reasons. The site's location makes the use suitable as there are several neighborhood serving uses, transit options and bicycle options to promote pedestrian activity and easy access to dining options, entertainment, and retail shopping. The project will promote less dependency on the automobile and not necessitate the need to construct more parking because it shares an existing parking garage with another development on the same block. The project will promote the development of South Park by redeveloping the subject site with more units for guests to stay in the area.

At the public hearing, one speaker testified of the project not being in compliance with the Home Sharing Ordinance, which prohibits the conversion of residential units to a Transient Occupancy Residential Structure. Condition No. 1 of this grant requires all regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development

and use of the property, except as such regulations are herein specifically varied or required. The applicant will be required to comply with this condition.

Master Conditional Use for Alcohol

Given the scope of the conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the granting of the Master Conditional Use for the sale of alcohol for on-site consumption. The project is consistent with the following Objectives and Policy of the Community Plan:

- Objective 2-1: To improve Central City's competitiveness as a location for offices, business, retail, and industry.
- Objective 2-3: To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.
- Objective 2-4: To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.
- Policy 2-4.1 Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.
- Policy 2-4.1 Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity.

The approved grant will continue to positively contribute to the overall goals and objectives of the Central City Community Plan by allowing the consolidation of alcohol approvals encompassing the proposed mixed-use development. The approval will provide additional opportunities for three (3) new proposed restaurants and will enhance the viability of the proposed mixed-use structure as a whole. As each operator is determined, the Plan Approvals process will allow for the Zoning Administrator to review each operation in detail to determine the appropriate hours of operation and conditions of approval to ensure the project will be compatible with surrounding uses and will not be detrimental. The three establishments will be neighborhood serving uses that will serve residents of the area as well as provide viable dining options to employees and visitors of the area. Therefore, the proposed project will be consistent with the intent of the General Plan and Community Plan. Given the scope of the Conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the sale of alcohol for on-site consumption.

ADDITIONAL REQUIRED FINDINGS FOR THE SALE OF ALCOHOLIC BEVERAGES

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

The property is zoned [Q]R5-4D with a land use designation of High Density Residential within the Central City Community Plan Area. Restaurants are permitted uses in the R5 Zone and are consistent with other development located in the immediate area. The predominant land use pattern around the project is characterized by high-density mixed-use, residential, and commercial development. The area is located in close proximity to the central business district of the City of Los Angeles, including a high concentration of shops and restaurants. Restaurant uses are an intrinsic part of these service amenities necessary for the conservation, development, and success of a vibrant neighborhood.

The request involves three (3) proposed establishments that will be monitored as part of the entire complex. Each establishment is required to subsequently file for a Master Plan Approval which will detail the floor plans and operational conditions, which are tailored to the specific use as required by the provisions of the Master Conditional use Permit application process. More specific physical and operational conditions will be included as part of the Approval of Plans determination required for each establishment. Therefore, with the approval of the MCUP and the conditions of approval and the requirement for the plan approval process, the proposed use will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, four (4) on-site and two (2) off-site consumption licenses are allocated to the subject census tract (Census Tract 2079.00). Currently there are 29 on-site licenses and seven (7) off-site licenses in this census tract. The subject request entails a Master Conditional Use Permit (MCUP) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with one (1) restaurant and the sale and dispensing of beer and wine for on-site consumption in conjunction with two (2) restaurants, for a total of three (3) restaurants.

According to statistics provided by the Los Angeles Police Department's Central Division Vice Unit, within Crime Reporting District No. 182, which has jurisdiction over the subject property, a total of 507 crimes were reported in 2017 (331 Part I and 176 Part II crimes), compared to the Citywide Average of 191 crimes for the and the High Crime Reporting District Average of 229 crimes. Alcohol related Part II Crimes reported include Narcotics (13), Liquor Laws (26), Public Drunkenness

(14), Disturbing the Peace (0), Disorderly Conduct (17), Gambling (0), DUI related (16), and other offenses (41). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The subject site is currently improved with a three-story mixed-use structure, proposed for demolition. The project also proposes the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial space (6,699 square feet indoors and 3,311 square feet outdoors). Three (3) restaurants are proposed in total. The applicant seeks approval of a Master Conditional Use to authorize a total of three (3) restaurants on the site for the on-site sale of alcoholic beverages.

Approval of the request will result in the net addition of three (3) new on-sale ABC licenses. Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The subject site is located within a Census Tract where the number of active ABC licenses exceeds ABC guidelines and within a crime reporting district where the crime rate exceeds the area average. However, no evidence was submitted for the record indicating that the sale of alcoholic beverages in conjunction with any of the existing restaurants on the subject site has contributed to the area's crime rate. No complaints were received at the public hearing or for the case file concerning any problems or nuisance activity on the site. None of the licensees on the site has a record of disciplinary action by ABC.

The conditions of the instant Master Conditional Use grant address noise, safety and security. The conditions of this grant require installation of surveillance cameras, responsible management and restrictions against potential loitering. Additional operation-specific conditions will be imposed after review of the specific layout and floor plan of each operation. The conditions imposed by this grant will safeguard the welfare of the community. As conditioned, allowing the sale and dispensing of a Master Conditional Use for the sale of beer and wine at two location and for a full line of alcoholic beverages at one location all for on-site consumption at the subject site will benefit the public welfare and convenience because it will allow restaurant owners to offer an amenity to the existing community that will ensure there will not be continued nuisances and disturbances, and will promote responsible management of these establishments.

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

The predominant land use pattern around the project is characterized by high-density mixed-use, commercial, and residential development. The project is located in South Park, a neighborhood of Downtown Los Angeles characterized by

high-density residential development located in close proximity to the central business district of Los Angeles and other entertainment and dining destinations in the vicinity. Given the diversity of uses permitted and encouraged, a variety of land uses which include commercial uses which serve alcohol are to be expected. The following sensitive uses are located within a 1,000-foot radius of the site:

- Multi-family Residential Uses
- Christian Science Reading Room - 730 South Hope Street
- Fashion Institute of Design and Merchandising - 544 West 9th Street
- Grand Hope Park - 919 South Grand Avenue

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The surrounding neighborhood has been and continues to be a high-density mixed-use district with a variety of retail, dining, and office uses located in close proximity. The site is located in a fully developed urban neighborhood and will not detrimentally affect the neighboring commercial or residential uses in the area. The grant has been well conditioned, and will require further review of each specific operator as they are determined, which should allow for further analysis to help protect the health, safety and welfare of the surrounding neighbors. The project will not detrimentally affect the sensitive uses, neighboring residential, and commercial properties or other sensitive uses in the area. Therefore as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

FINDINGS - SITE PLAN REVIEW

7. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The 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, Housing, Transportation/Mobility, Noise, and Safety. 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 site is located within the boundaries of the Central City Community Plan (Community Plan) area. The project site is designated for High Density Residential land uses. Further, as discussed below, the project would be in substantial conformance with the purposes, intent, and provisions of the General Plan and Community Plan.

Framework Element

The Framework Element of the General Plan establishes general policies and the vision for the future of the City of Los Angeles based on projected population growth. Land use, housing, urban form, and neighborhood design, open space, economic development, transportation, and infrastructure and public services are all addressed in the context of accommodating future City-wide population increases. The Project site does not have a specific land use designation in the

Framework Element but is consistent with many of the Element's goals, objectives, and policies as described below.

Land Use

The Project is consistent with the following Land Use objectives identified in the Framework Element.

- Objective 3.1 Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.
- Objective 3.2 To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.
- 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.
- Objective 3.16 Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.

The proposed project is located in the South Park area of Downtown Los Angeles. The area is developed with a variety of multi-family and mixed-use structures. The project is also located in proximity to the central office and commercial district in the City of Los Angeles. The subject property is currently developed with a three-story residential/office building. The applicant proposes the demolition of this existing three-story mixed-use building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial space (6,699 square feet indoors and 3,311 square feet outdoors). The proposed project includes 179 automobile parking spaces, 138 long-term bicycle parking spaces, and 30 short-term bicycle parking spaces. The existing site is zoned [Q]R5-4D.

The R5 Zone permits the development of the proposed mixed-use structure. In addition, the proposed project is located on a site that is underdeveloped with a low-density mixed-use building. Further, as discussed below and as conditioned herein, the proposed project incorporates pedestrian-friendly ground-floor design features such as a new sidewalk, bicycle parking, outdoor commercial seating, screened mechanical equipment, and additional design features that promote pedestrian activity. As such, the new mixed-use residential structure will provide a new high-quality mixed-use development in a location that is suited for such development and located in close proximity to both complementary residential and commercial uses.

Mobility Element

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. West 9th Street, adjoining the subject property to the north is designated as a Modified Avenue II dedicated to a width of 75 feet at the subject property with curb, gutter, sidewalk, and on-street parking. South Flower Street, adjoining the subject property to the west is designated as a Modified Avenue II dedicated with a width of 80 feet at the subject property with curb, gutter, sidewalk, and on-street parking. West Olympic Boulevard, adjoining the subject property to the south is designated as Modified Boulevard II dedicated to a width of 100 feet at the subject property with curb, gutter, sidewalk, and on-street parking. South Hope Street, adjoining the subject property to the east is designated as an Avenue II dedicated to a width of 90 feet at the subject property with curb, gutter, sidewalk, and on-street parking.

The project is consistent with the following Mobility Element policies:

- Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.
- Policy 2.10: Facilitate the provision of adequate on and off-street loading areas.
- Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.
- Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project's design will encourage pedestrian and bicyclist access for both residents and visitors. As conditioned, the project is required to provide bicycle parking as required by the LAMC. Further, the project will also provide landscaping and other streetscape improvements to the right-of-way that will complement multi-modal transit users who can walk to different transit options. The project is also located in proximity to a variety of transit connections within the Community Plan area. The site's proximity to transit lines as well as the location of a Metro Bike Station across Hope Street promote alternative modes of transportation. In addition, the building will provide bicycle parking on-site. Located on the ground floor (Level 1) are 30 short term bicycle parking spaces accessible from the alley and a separate entry point. Located in Levels B1 is a 200 square-foot bike maintenance space with 138 long term bicycle parking spaces. Loading areas will be on-site and not along the public right-of-way and utilize the existing driveway off of Olympic Boulevard. Existing loading dock areas are located on the southern end of the site at a distance of more than 250 feet from the Skyline Condominiums. The Project would not result in an increase in loading dock noise in excess of the significance threshold of 5 dBA Leq over ambient.

Land Use Element (Community Plan)

The subject property is located within the Central City Community Plan which designates the property for High Density Residential land uses with the corresponding Zone of R5. The property is zoned [Q]R5-4D, consistent with the range of zones under the land use designation. The permanent "Q" Condition allows commercial uses provided the floor area for commercial uses does not exceed a Floor Area Ratio (FAR) of 2:1. The "D" Limitation limits the FAR to a maximum of 6:1 unless additional floor area is permitted through a Transfer of Floor Area (TFAR).

The General Plan and each of its Elements establishes policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. Approval of the Site Plan Review request is consistent with and advances the following goals, objectives, and policies of the Central City Community Plan:

- Objective 1-1: To promote development of residential units in South Park.
- Objective 2-1: To improve Central City's competitiveness as a location for offices, business, retail, and industry
- Objective 2-3: To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.
- Objective 2-4: To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

The project is located in the South Park, described by the Community Plan as "a mixed-use community with a significant concentration of housing." The community plan emphasizes the importance of residential housing stock and encourages the retention of these areas as pedestrian-oriented clusters located in close proximity to other Central City districts. The proposed mixed-use development is located in the South Park neighborhood and is located in close proximity to other multi-family residential and commercial uses to the north, east, south, and west.

The proposed project is located in proximity to a variety of existing high-density development, including multi-family residential, office, and commercial structures. The proposed project includes requests for a Conditional Use Permit to permit a Transient Occupancy Residential Structure in the R5 Zone in conjunction with a 20 percent reduction in automobile parking requirements; a Master Conditional

Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with one (1) proposed establishment and to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with two (2) establishments, for a total of three (3) establishments; and a Site Plan Review request to allow the demolition of this existing three-story mixed-use building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial space (6,699 square feet indoors and 3,311 square feet outdoors) on a site zoned [Q]R5-4D. The proposed project is also located within 1,500 feet of the Metro Rail Red/Purple/Expo/Blue Lines 7th Street/Metro Center Station and the Metro Rail Expo/Blue Lines Pico Station as well as numerous bus transportation lines located on all streets in the vicinity of the project site, consistent with the overall goals of locating higher density housing near transit.

The mixed use building would be consistent with the R5 underlying Zone and applicable "D" Limitation permits the development of the proposed mixed-use building. As discussed below and as conditioned herein, the proposed project incorporates a high-quality design that includes neutral-colored materials, limited signage, and landscaping that will be compatible with existing and future development in the area.

The new mixed-use structure will provide a new development in a location that is suited for such development and located in close proximity to both residential and commercial uses, and is compatible with the intent, goals, and policies of the Central City Community Plan.

The project will be subject to all applicable Code regulations and be in conformance with the Downtown Design Guidelines (as conditioned). Therefore, as conditioned, and as noted above, the proposed development meets the objectives of the Community Plan, is permitted in the [Q]R5-4D Zone, and is in substantial conformance with the purposes, intent, and provisions of the General Plan.

8. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The overall subject site, comprised of two (2) lots, is an approximately 155,508 square-foot (3.57 acres) irregular-shaped parcel of land bounded by South Hope Street, West Olympic Boulevard, South Flower Street, and West 9th Street. The overall site has a frontage of approximately 408 feet on South Hope Street, 160 feet on West Olympic Boulevard, 560 feet on South Flower Street, and 321 feet on West 9th Street. The proposed project is located on a portion of the 155,508 square-foot site along South Hope Street and is currently developed with a three-story commercial/residential structure.

The subject property is zoned [Q]R5-4D. The entire site is located within the Central City Community Plan with a General Plan Land Use Designation of High Density Residential. The project site is located within a designated Transit Priority Area and Los Angeles State Enterprise Zone. It is also located in an MTA Project Area, a Greater Downtown Housing Incentive Area, and the Downtown Design Guideline Project Area.

The applicant proposes the demolition of this existing three-story mixed-use building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 6,688 square feet of ground floor commercial space (6,699 square feet indoors and 3,311 square feet outdoors). The proposed project includes 179 automobile parking spaces, 138 long-term bicycle parking spaces, and 30 short-term bicycle parking spaces. The proposed project is designed in a modern style with architectural features that include articulations that break the plane of the front wall, a low-density podium structure comprised of commercial uses, and a vertical tower. The project includes pedestrian and automobile entrances at the ground level with pedestrian-scaled elements at the ground floor along Hope Street.

Properties in the vicinity are improved with high-density mixed-use commercial and residential uses. Properties to the east are improved with mixed-use commercial and residential uses, Grand Hope Park, and the Fashion Institute of Design and Merchandising (FIDM). The proposed project is located in the South Park regional center neighborhood and is located in proximity to a variety of additional residential uses and commercial retail, dining, and office uses.

Height. The proposed project's height of 273 feet, nine (9) inches is consistent with heights allowable under the [Q]R5-4D Zone. Height District 4 imposes no height limit and allows for an FAR of up to 13:1; however, the "D" Limitation limits the FAR to a maximum of 6:1 unless additional floor area is permitted through a Transfer of Floor Area. The proposed project does not seek a TFAR agreement, therefore, the maximum FAR permitted across the site is 951,048. The existing site is developed with a 300,329 square-foot, 14-story condominium building, a 248,951 square-foot, 14-story apartment building, and a three-story mixed-use building. The three-story building is proposed for demolition. Not including the three-story mixed-use building, the existing site is currently developed with 549,280 square feet of existing floor area. The project proposed an additional 251,222 square feet of floor area, resulting in a total combined floor area of 800,502 square feet for an FAR of 5.05:1.

The project has design elements that are compatible with existing and future developments on neighboring properties, including façade articulation and complete subterranean parking. High-density development in the vicinity includes residential, mixed-use, and office towers up to 500 feet in height. As the Community Plan envisions the continued development of high-density residential, commercial, and mixed-use development in this area, the project's height is compatible with the surrounding high-density development throughout the surrounding neighborhood. Further, the proposed project height is compatible with existing development in the vicinity and is permitted by the Height District.

Bulk/Massing. The proposed mixed-use structure will make up a large portion of the Hope Street frontage by siting the tower's podium and the tower at the property line, consistent with other structures in the vicinity. The project proposes a tower near the southern half portion of the site with the podium and outdoor amenities and landscaping on the northern portion of the site. The project incorporates architectural details that break down the vertical massing and add visual interest. In addition, the proposed tower includes massing variation where the building meets the sky thereby adding variation to the skyline and differentiating the tower's massing from other buildings in the vicinity. Further, the building design is also in substantial conformance with applicable bulk/massing guidelines of the City of Los Angeles Department of City Planning Downtown Design Guide.

Entrances. The project provides clear pedestrian accessible entrances to the street-level residential lobby along Hope Street. This is consistent with buildings in the surrounding neighborhood, which also open to the street. The project also incorporates defined entrances to the commercial spaces at the ground level. No new curb cuts or automobile access points are proposed. The proposed project will utilize an existing subterranean parking structure, located below the proposed mix of uses. Automobile access to this parking structure will be via an existing access way from West Olympic Boulevard. In addition, the project is conditioned to provide adequate lighting and to screen ground floor utilities. These conditions will ensure entrances to the proposed project are visible and accessible for residential users.

Setbacks. The setbacks applicable to the project are established under Section 12.24-A.18 of the LAMC. Pursuant to LAMC Section 12.24-A.18, projects combining residential and commercial uses that are located in the R5 Zone are permitted varying yard requirements. The project is therefore not required to maintain setbacks in accordance with this Section.

At the public hearing, one speaker spoke of construction impacts and submitted a letter stating the existing conditions of the Skyline building being conjoined with the proposed 949 Hope Street building and having no gap between the exterior walls or second floor pool deck. In addition, demolition of the subject existing building would create difficulties that would affect the pathway area on the Skyline property. As stated previously, the project will be subject to the regulations of the Building Code for the construction of the building. Dust, noise, air quality and other construction-related impacts are addressed in the City's regulatory compliance measures.

Off-street Parking, Bicycle Parking, and Driveways. As discussed previously, all automobile parking for the proposed mixed-use development will be located on Lot 2. The existing, 440-space subterranean parking garage will satisfy the automobile parking requirements for both the proposed mixed-use development and the existing 14-story apartment building. In conjunction with the Conditional Use Permit request to permit a Transient Occupancy Residential Structure in the R5 Zone the applicant also requests a 20 percent reduction in automobile parking requirements, resulting in an automobile parking requirement of 162 spaces for the proposed mixed-use development and 240 spaces for the existing 14-story

apartment building. Therefore, the combined 402 required automobile parking spaces can be accommodated on-site in the existing subterranean parking structure. Ingress/egress to and from the project's parking area will be provided through one (1) existing two-way driveway located off West Olympic Boulevard. No new curb cuts will be created for the proposed project automobile access.

The proposed project is required to provide 138 long-term bicycle parking spaces and 18 short-term bicycle parking spaces. The proposed project provides 138 long-term bicycle parking spaces and 30 short-term bicycle parking spaces. Per Exhibit "A", short term bicycle parking will be provided on the ground floor in a manner to allow convenient access for bicyclists entering and leaving the site. Long-term bicycle parking will be provided in the building interior in compliance with the Bicycle Parking Ordinance.

Lighting. As conditioned herein, the applicant shall provide a lighting plan with specific product information. The lighting plan shall include information related to both pedestrian-scale and security lighting that will be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky. The proposed project is also conditioned herein to provide decorative tower lighting per Exhibit "A". With the exception of the decorative tower lighting, no uplighting shall be permitted.

Landscaping. The project proposes landscaping as a part of the project. The property is currently developed with a three-story mixed-use structure that features minimal landscaping. As conditioned herein and as shown on the proposed project plans, the applicant shall install landscaping throughout the proposed project, including at the ground floor, second floor, and rooftop levels, including a variety of trees and shrubs. As such, this project will be introducing more landscaping than what currently exists, improving the site and the surrounding mixed-use district.

Trash Collection. The project will include on-site trash collection for both refuse and recyclable materials, in conformance with the LAMC. The collection location is in the building interior at the ground level, confined within the building and out of view from the public. The project has been conditioned to ensure that trash and recycling facilities will not be visible from the public right-of-way. Further, conditions have been imposed to require a commercial trash collection area for commercial uses and clear passageways to such locations. Compliance with these conditions will result in a project that is compatible with existing and future development.

9. **The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The project is required to provide 25,350 square feet of open space throughout the site, including those within common and private open space areas. The proposed project meets this requirement by providing 26,735 square feet of open space throughout the site, including within both common and private open space areas. Common open space consists of multiple roof decks, a fitness center, a pool deck, and additional interior spaces. Private open space consists of individual unit patios

and balconies. Recreational amenities and service amenities include the following: Level B1: a 200 square-foot bike maintenance space with bicycle parking; Level 1 (ground floor): a 120 square-foot dog wash station, secure lobby area, packaging and concierge, and short term bicycle parking space; Level 2 (podium level): a 2,255 square-foot fitness center, outdoor furniture, fire pit and grills; Level 25 (amenity deck): pool, hot tub, a 1,230 square-foot sky lounge, two private event rooms, and fire pit and grill with patio furniture.

The recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties. The amenities will improve the habitability of its residents and have minimal impacts to its neighboring properties. The service amenities are located mainly with in the basement, ground floor of the tower. Most residential amenities, such as the pool, and hot tub, private event rooms are located furthest away from the Skyline building on Level 26. The podium, which is nearest the Skyline building, will include outdoor furniture, a grill and landscaping. This area is prohibited from live entertainment or amplified music.

ADDITIONAL MANDATORY FINDINGS

10. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas outside of a flood zone.
11. DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following five applicable conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

- (a) The proposed project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations. The Central City Community Plan Map designates the property for High Density Residential land uses with a corresponding zone of R5. The property is zoned [Q]R5. The [Q] Condition allows commercial uses provided the floor area of all commercial uses does not exceed 2:1 F.A.R. As such, the proposed construction of a 236-unit multi-family residential building would be permitted by the Zone and is located on property currently designated for such development in the General Plan.

The Central City Community Plan establishes the following Goals, Objectives, and Policies that relate to the proposed project:

- Objective 1-1: To promote development of residential units in South Park.
- Policy 1-1.1: Maintain zoning standards that clearly promote housing and limit ancillary commercial to that which meets the needs of neighborhood residents or is compatible with residential uses.
- Objective 1-2: To increase the range of housing choices available to Downtown employees and residents.
- Objective 2-1: To improve Central City's competitiveness as a location for offices, business, retail, and industry.

The project includes the demolition of an existing three-story office building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial space (6,699 square feet indoors and 3,311 square feet outdoors). The project proposes an increase in residential units in the Central City Community Plan. The project is proposed in an area that is zoned for and developed with similar uses. The proposed project is also located within one half mile of the Pico Metro Blue and Expo Line station and is within less than 500 feet of a variety of Metro Bus lines. As the project is consistent with the General Plan and the applicable zoning regulations; the project complies with subsection a.

- (b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses. The proposed development is wholly within the City of Los Angeles and is on a 1.68 acre site (i.e., less than five acres). The project site is surrounded by urban uses, as it is infill construction within a mixed-use urban area; and not located in a farmland or agricultural designated area. The neighborhood is fully built out with a variety of development including mixed-use, residential, and institutional uses and this proposed project will be consistent with the developments in the area, in compliance with subsection b.
- (c) The project site has no value as habitat for endangered species, rare, or threatened species. The project is located in the South Park neighborhood of the Central City Community Plan area, which is a developed mixed-use neighborhood adjacent to several major employment centers in the urban core of Los Angeles. Further, no protected trees are proposed for removal from the project site.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

In regards to traffic, a significant impact may occur if the project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The demolition

of an existing three-story office building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial space (6,699 square feet indoors and 3,311 square feet outdoors). Proposed projects that exceed daily peak morning/evening trip count thresholds established by the Los Angeles Department of Transportation require a traffic analysis or study. According to a Transportation Impact Study prepared by Gibson Transportation Consulting dated December 2017, the proposed project is expected to result in a net increase of 791 new trips per day, including approximately 53 net trips during the A.M. peak hour and 50 net trips during the P.M. peak hour. In addition, according to a Department of Transportation Traffic Assessment dated May 9, 2018, "based on DOT's traffic impact criteria, the proposed development will not result in any significant traffic impact at the thirteen intersections that were identified for detailed analysis. The results of the traffic analysis adequately evaluated the project's traffic impacts on the surrounding community." Therefore, no mitigation would be necessary and the project would not result in any significant impacts related to traffic.

In regards to noise, construction activities can generate varying degrees of noise and vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. In addition, the project would be required to comply with LAMC Section 41.40, which requires limitations imposed on construction activities. Additionally, new stationary sources of noise, such mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02 and 112.05, which prohibit noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address construction activities and mechanical equipment, the project would result in a less than significant impact related to construction and operational vibration and noise. In addition, the project would be required to comply with LAMC Section 41.40, which requires limitations imposed on construction activities. Further, the applicant's consultant Environmental Science Associates (ESA) prepared a Noise Analysis, dated March 28, 2018, reviewing the potential impacts of construction noise, operational noise, construction vibration, and operational, vibration from the proposed project on the surrounding environment. According to the Noise Analysis, "Project construction demolition activities would not result in any significant noise impacts." In addition, the proposed project includes several project design features that will reduce the quantity of noise emitted from the project site. According to the Noise Analysis, operation of the project would not result in an incremental increase in noise originating from traffic, fixed-mechanical

equipment, loading docks, refuse collection areas, parking structure, or open space. In addition, according to the Noise Analysis, vibration structural damage impacts and vibration human annoyance impacts would be less than significant. With implementation of the regulations that address construction activities and mechanical equipment, the project would result in a less than significant impact related to construction and operational vibration and noise.

In regards to air quality, a significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. The proposed project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Further, according to an Air Quality Analysis prepared by Environmental Science Associates (ESA), the proposed project is not expected to exceed SCAQMD regional significance thresholds for construction of air quality. In addition, according to the same report, the proposed project is not expected to exceed SCAQMD localized significance thresholds for construction or operations. Therefore, the project would not result in any significant impacts to air quality.

In regards to water quality, a significant impact would occur if the project would: 1) exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB), 2) increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded, or 3) increase surface water runoff, resulting in the need for expanded off site storm water drainage facilities. All wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements. Additionally, prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would not result in a significant impact related to water or wastewater infrastructure. Lastly, development of the proposed project would maintain existing drainage patterns; site generated surface water runoff would

continue to flow to the City's storm drain system. The proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would not result in a significant impact related to existing storm drain capacities.

- (e) The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services given that the site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the construction of a 236-unit residential apartment dwelling units and xyz commercial. Based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The project qualifies for a Class 32 Categorical Exemption. Because the proposed project is not defined as a Class 3, 4, 5, 6 or 11 project, this exception is inapplicable. The project site is not located in a particularly sensitive environment and would not be located on a site containing wetlands, endangered species, or wildlife habitats. Based on a review of the data reported on the Department of City Planning's ZIMAS for the subject property, the site is not located within an Airport Hazard Area, Coastal Zone, Farmland Area, Flood Area, High Wind Velocity Area, Oil Well Area, Liquefaction Zone, Landslide Zone, Very High Fire Hazard Severity Zone,

Special Grading Area, Methane Hazard Site, or Preliminary Fault Rupture Study Area. According to ZIMAS, the project site is not located within the Alquist-Priolo Fault Zone but indicates that the site is located within the Santa Monica Fault Zone. As such, exception (a) does not apply.

- B. *Cumulative Impact.*** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

Cumulative impacts related to the construction of the proposed project can be assessed by considering the quantity of projects of the same type in the same place. Projects of the same type as the proposed project are limited to the construction of mid-rise multi-family residential structures or other projects of the same scale. South Hope Street is located in the Central City Community Plan and is located in the vicinity of other multi-family apartment buildings and commercial structures. Projects in the same place are limited to projects within 500 feet of the subject site. According to ZIMAS, within the past five (5) years, there have been six (6) proposed projects within 500 feet of the proposed project site. According to the Department of City Planning's Planning Case Tracking System (PCTS), the six (6) projects are in varying stages of the Planning process, as of April 25, 2018, as summarized below:

- Project located at 888 South Hope Street. No planning case for project. Project Building Permits were issued on August 23, 2016. Project Status: Under Construction (Late Stages)
- DIR-2016-2297-SPPA-SPP / DIR-2015-97-SPR – Proposed project located at 700 West 9th Street. Project application was approved by the City Planning Commission on February 29, 2016. Project Building Permits were issued on August 4, 2016. Project Status: Under Construction (Late Stages)
- Project located at 900 South Figueroa Street. Project Status: Completed
- CPC-2017-173-TDR-BL-MCUP-SPR – Proposed project located at 913 South Figueroa Street. Project application filed with the Department of City Planning on January 17, 2017. Project Status: Pending Entitlements
- CPC-2015-1158-SN-TDR-MCUP-CUX-SPR – Proposed project located at 1020 South Figueroa Street, 716 West Olympic Boulevard, 607 West 11th Street, and 1041 South Flower Street. Project approved by the City Planning Commission on November 9, 2017. Project Status: Entitlements Approved; No Building Permits issued.
- DIR-2013-2455-SPR – Project located at 1000 South Grand Avenue. Project has been completed as of early 2017.

The proposed project located at 949 South Hope Street may create additional environmental impacts on the surrounding area. However, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to Air Quality, Construction Noise/Vibrations, Operational Noise/Vibrations, and Transportation/traffic. Numerous Los Angeles Municipal Code Sections provide requirements for

construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. Finally, LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition hours as established by the Department of Building and Safety. Additionally, there is insufficient evidence to conclude that significant impacts will occur based on past project approvals or in progress entitlement applications and that the proposed project will have adverse impacts on the cumulative impacts of construction noise and transportation/traffic in this area of the Central City Community Plan. Further, there is insufficient evidence to conclude that the proposed project will be under construction at the same time as projects within the vicinity. Thus, exception (b) does not apply.

- C. **Significant Effect Due To Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

The project proposes to construct a new, 236-unit, mixed-use development in an area zoned and designated for such development. Neighboring properties are developed with mixed-use multi-family, commercial, and institutional structures, and the subject site is of a similar size to nearby properties. The height and density are also permitted by the Zone. There are no special districts or other known circumstances that indicate a special or sensitive surrounding environment. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- D. **Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Based on a review of the California Scenic Highway Mapping System (http://www.dot.ca.gov/hq/LandArch/16 livability/scenic_highways/), the subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. **Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

F. Historical Resources. *Projects that may cause a substantial adverse change in the significance of an historical resource.*

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register. The proposed project is located adjacent to the Standard Oil Building, located at 601-605 West Olympic Boulevard and 953 South Hope Street. The Standard Oil Building is designated as Los Angeles Historic-Cultural Monument #340, was determined eligible for listing in the National Register of Historic Places, and is listed on the California Register of Historic Resources. A Historical Resource Technical Report was prepared to assess the proposed project's impacts on the Standard Oil Building. According to the Historical Resource Technical Report, prepared by GPA Consulting and dated August 2017, the project would have no direct impacts on historical resources. The report also reviewed potential indirect impacts on the Standard Oil Building, stating that the project would have a less than significant impact under CEQA Guidelines. According to the report, no mitigation measures are required or recommended. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

The project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15303 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

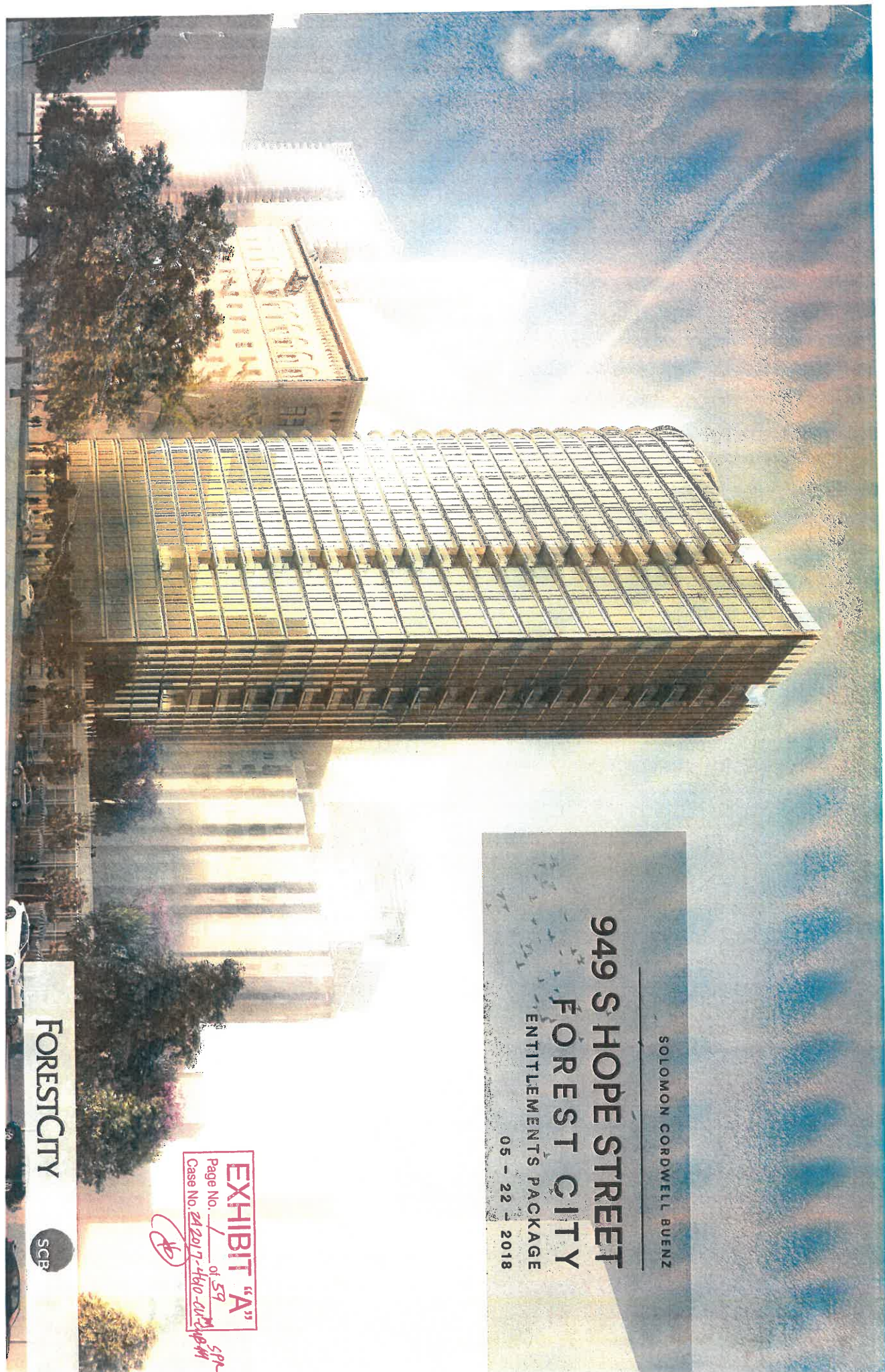
Inquiries regarding this matter shall be directed to Will Huguen, Planning Staff for the Department of City Planning at (213) 978-1182 or william.huguen@lacity.org.



HENRY CHU
Associate Zoning Administrator

HC:WH:bk

cc: Councilmember Huizar
Fourteenth Council District
Adjoining Property Owners



SOLOMON CORDWELL BUENZ

**949 S HOPE STREET
FOREST CITY
ENTITLEMENTS PACKAGE**

05 - 22 - 2018

EXHIBIT "A"
Page No. 7 of 59
Case No. 242017-4610-0001-0001

SPC
[Signature]

FOREST CITY



TABLE OF CONTENTS

ORIENTATION PLAN	3
SITE PHOTOGRAPHS STREET VIEWS	4
SITE PHOTOGRAPHS AERIAL VIEWS	5
PROJECT SUMMARY UNIT MIX / BICYCLE PARKING / OPEN SPACE	6
SITE SURVEY SHEET 01	7
SITE SURVEY SHEET 02	8
SITE PLAN RADIUS W/AP	A1.01
SITE PLAN SCOPE OF WORK	A1.02
PLOT PLAN	A1.03
SITE PLAN BASEMENT 01	A1.04
SITE PLAN LEVEL 01 (GROUND)	A1.05
SITE PLAN LEVEL 02 (PODIUM)	A1.06
FLOOR PLANS LEVEL B4-B5	A2.01
FLOOR PLANS LEVEL B2-B1	A2.02
FLOOR PLANS LEVEL 01 (GROUND)	A2.03
FLOOR PLANS LEVEL 02 (PODIUM)	A2.04
FLOOR PLANS LEVEL 03-24 (TYPICAL UNIT PLAN)	A2.05
FLOOR PLANS LEVEL 25 (PENTHOUSE UNITS)	A2.06
FLOOR PLANS LEVEL 26 (AMENITY DECK)	A2.07
FLOOR PLANS MECHANICAL ROOF	A2.08
FLOOR PLANS ELEVATOR PENTHOUSE	A2.09
FLOOR PLANS ROOF PLAN	A2.10
BUILDING ELEVATIONS EAST (SOUTH HOPE ST)	A3.01
BUILDING ELEVATIONS NORTH	A3.02
BUILDING ELEVATIONS WEST	A3.03
BUILDING ELEVATIONS SOUTH	A3.04
BUILDING SECTION A	A3.05
BUILDING SECTION B	A3.06
PRELIMINARY LIGHTING PLAN	31
PRELIMINARY SIGNAGE PLAN	32
RELATION TO STANDARD OIL BUILDING FACADE STUDIES	33-36
PARKING PLAN ALLOCATION OF SPACES	37
OPEN SPACE CALCULATIONS NEW TOWER AND MET	38-39
LANDSCAPE PLAN LEVEL 01 (GROUND FLOOR)	L1.01
LANDSCAPE PLAN LEVEL 02 (PODIUM)	L1.02
LANDSCAPE PLAN LEVEL 24 (AMENITY DECK)	L1.03
SHADOW ANALYSIS	43
RENDERINGS GRAND HOPE PARK	44
RENDERINGS SOUTH HOPE ST LOOKING NORTH	45
RENDERINGS SOUTH HOPE ST LOOKING SOUTH	46
RENDERINGS PODIUM	47
RENDERINGS SOUTH HOPE ST	48
RENDERINGS AERIAL VIEW	49
RENDERINGS PLAN VIEW	50
ADDENDUM	51-55
EXHIBIT A: GROUND FLOOR OPTIONS	56
EXHIBIT B: RETAIL CONNECTION TO ROOFTOP ELEVATOR/STAIR OPTION	

EXHIBIT "A"
 Page No. 2 of 59
 Case No. 2A-2011-4610



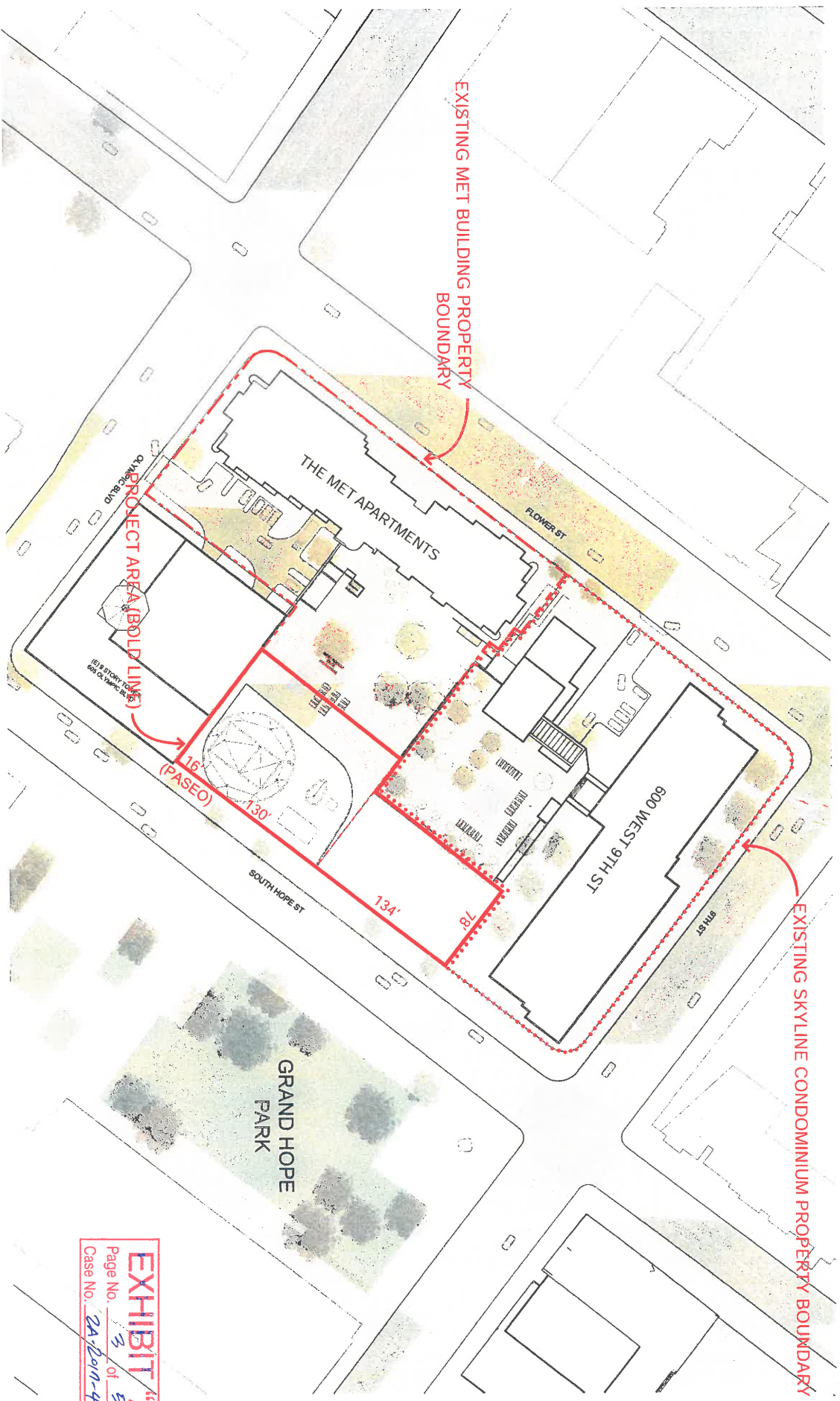


EXHIBIT "A"
 Page No. 3 of 59
 Case No. 2A-2011-4610

SITE PHOTOGRAPHS | STREET VIEWS



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



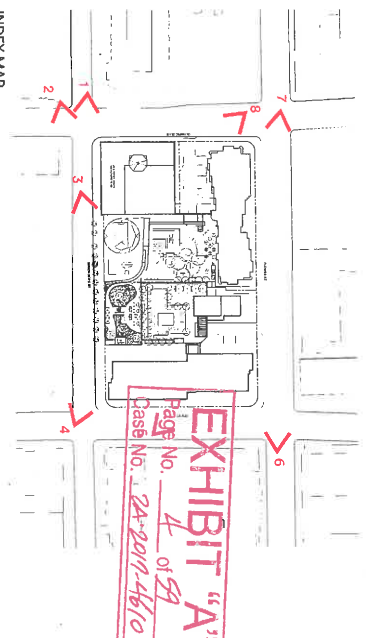
VIEW 6



VIEW 7

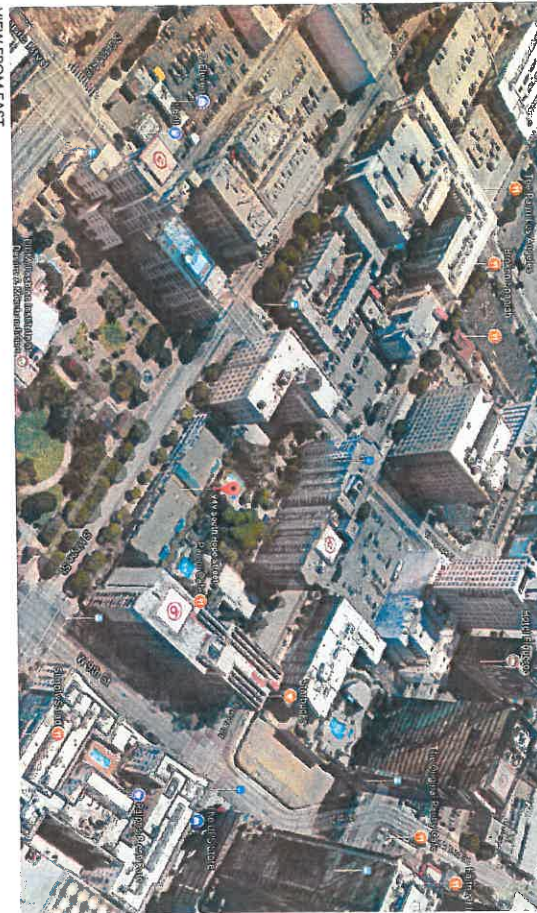


VIEW 8





VIEW FROM THE SOUTH



VIEW FROM EAST



VIEW FROM NORTH



VIEW FROM WEST

PROJECT SUMMARY | UNIT MIX / BICYCLE PARKING / OPEN SPACE

PROJECT SUMMARY

PROJECT ADDRESS	949 SOUTH HOPE ST, LOS ANGELES, CALIFORNIA
PROJECT APPLICANT	FOREST CITY SOUTH/PARK TWO, LLC
ZONING DISTRICT	IQIR-4D MULTIPLE DWELLING ZONE
HEIGHT DISTRICT	4 - UNLIMITED HEIGHT
LAND USE DESIGNATIONS	HIGH DENSITY RESIDENTIAL
COMMUNITY REDEVELOPMENT AREA	GREATER DOWNTOWN HOUSING INCENTIVE AREA
ENTIRE LOT AREA	156,508 sf
PROJECT '0' ELEVATION	COMMERCIAL AND LOW DENSITY RESIDENTIAL
EXISTING USE	COMMERCIAL AND LOW DENSITY RESIDENTIAL
PROPOSED USE	COMMERCIAL AND RESIDENTIAL
NUMBER OF STORES	22 STORES
BUILDING HEIGHT	1 LEVEL - AT GRADE RESIDENTIAL LOBBY + RETAIL 1 LEVEL - MIXED RESIDENTIAL + AMENITY 22 LEVELS - EXISTING BELOW GRADE PARKING AMENITY DECK - OCCUPIED ROOF
SETBACKS	NONE
FLOOR AREA RATIO (FAR)	6.1
UNIT COUNT	236 UNITS
COMMERCIAL SPACE FLOOR AREA	6688 sf
VEHICULAR ACCESS	EXISTING ACCESS TO BELOW GRADE PARKING OFF W OLYMPIC BLVD
THRES PROVIDED	99

FAR CALCULATION

ENTIRE LOT AREA	156,508 sf
BUILDABLE LOT AREA (FOR FAR)	156,508 sf (LAMC 12.22-A.18(G)(2)(i))
MAX FLOOR AREA RATIO (FAR)	6.1
MAX ALLOWABLE FAR (@ 6.1)	939,048 sf
TOTAL PROJECT FAR	EXISTING MET BUILDING: 248,951 sf EXISTING SKYL. LINE BUILDING: 300,329 sf PROPOSED PROJECT: 251,222 sf TOTAL PROJECT sf: 800,502 sf TOTAL PROJECT FAR: 5.11

OVERALL UNIT MIX

CATEGORY	COUNT	% UNIT MIX
STUDIO	122	9.7%
ONE BEDROOM	96	40.3%
TWO BEDROOM +	70	29.7%
TWO BEDROOM	47	19.9%
TWO BEDROOM +	1	0.4%
TOTAL	236	

HABITABLE ROOMS PER UNIT TYPE

NAME	COUNT	RMS	TOTALS
S1	23	< 3	
A1	24	< 3	
A2	24	3	
A3	23	3	
A4	23	< 3	188
A5	22	< 3	
A6	24	< 3	
A7	24	< 3	
A8	0	< 3	
B1	22	= 3	
B2	24	= 3	48
B3	1	= 3	
B4	0	= 3	
B5	0	= 3	
TOTAL	0	= 3	236

VEHICLE PARKING FOR NEW TOWER

Residential parking requirement for 188 residential units w/3 or fewer habitable rooms (per LAMC Sec. 12.21-A.4(p)(1)) (Studios and 1-bedroom units)	188 units @ 1 space per unit=188 spaces
Residential parking requirement for 48 residential units w/ more than 3 habitable rooms (per LAMC Sec. 12.21-A.4(p)(1)) (2-bedroom units)	48 units @ 1.25 space per unit=60 spaces
SUBTOTAL	248 spaces
(15% bike parking reduction per LAMC Sec. 12.21-A.4.)	- 37 spaces
(Up to 20% reduction per LAMC Sec. 12.24-S.)	- 49 spaces
Commercial parking req. (less than 7500 sf per LAMC Sec. 12.21-A.4(f)(3).)	0 spaces
TOTAL Required Vehicle Parking	162 spaces
TOTAL PROVIDED VEHICLE PARKING	179 spaces

REVISED VEHICLE PARKING FOR EXISTING MET TOWER

Residential parking requirement for residential units w/3 or fewer habitable rooms (per LAMC Sec. 12.21-A.4(p)(1)) (Studios and 1-bedroom units)	156 units @ 1 space per unit=156 spaces
Residential parking requirement for residential units w/ more than 3 habitable rooms (per LAMC Sec. 12.21-A.4(p)(1)) (2-bedroom units)	114 units @ 1.25 space per unit=143 spaces
SUBTOTAL	299 spaces
(Up to 20% reduction per LAMC Sec. 12.24-S.)	- 59 spaces
TOTAL Required Vehicle Parking	240 spaces
TOTAL PROVIDED VEHICLE PARKING	250 spaces

BICYCLE SPACES REQUIRED

RESIDENTIAL UNITS	LONG-TERM	SHORT-TERM	TOTAL
236	236	236	
RECID	134	14	
TOTAL	370	250	620

BICYCLE SPACES PROVIDED

LEVEL	LONG-TERM	SHORT-TERM	TOTAL
B2	138		
B1		30	
TOTAL	138	30	168

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE	UNITS	FACTOR	TOTAL
< 3 HABITABLE ROOMS	766	100 SF	16600 SF
= 3 HABITABLE ROOMS	70	125 SF	8750 SF
> 3 HABITABLE ROOMS	0	175 SF	0 SF
TOTAL	836		25350 SF

PROVIDED OPEN SPACE **

GROUND FLOOR	COMMON	RECREATION	PRIVATE	TOTAL
1850 SF	0 SF	0 SF	0 SF	1850 SF
11200 SF	2255 SF	0 SF	0 SF	13455 SF
0 SF	0 SF	4800 SF	0 SF	4800 SF
5900 SF	1230 SF	0 SF	0 SF	7130 SF
TOTAL	1850 SF	3485 SF	4800 SF	26735 SF

** See P33-34

EXHIBIT "A"
Page No. 6 of 59
Case No. 24 2017-4610

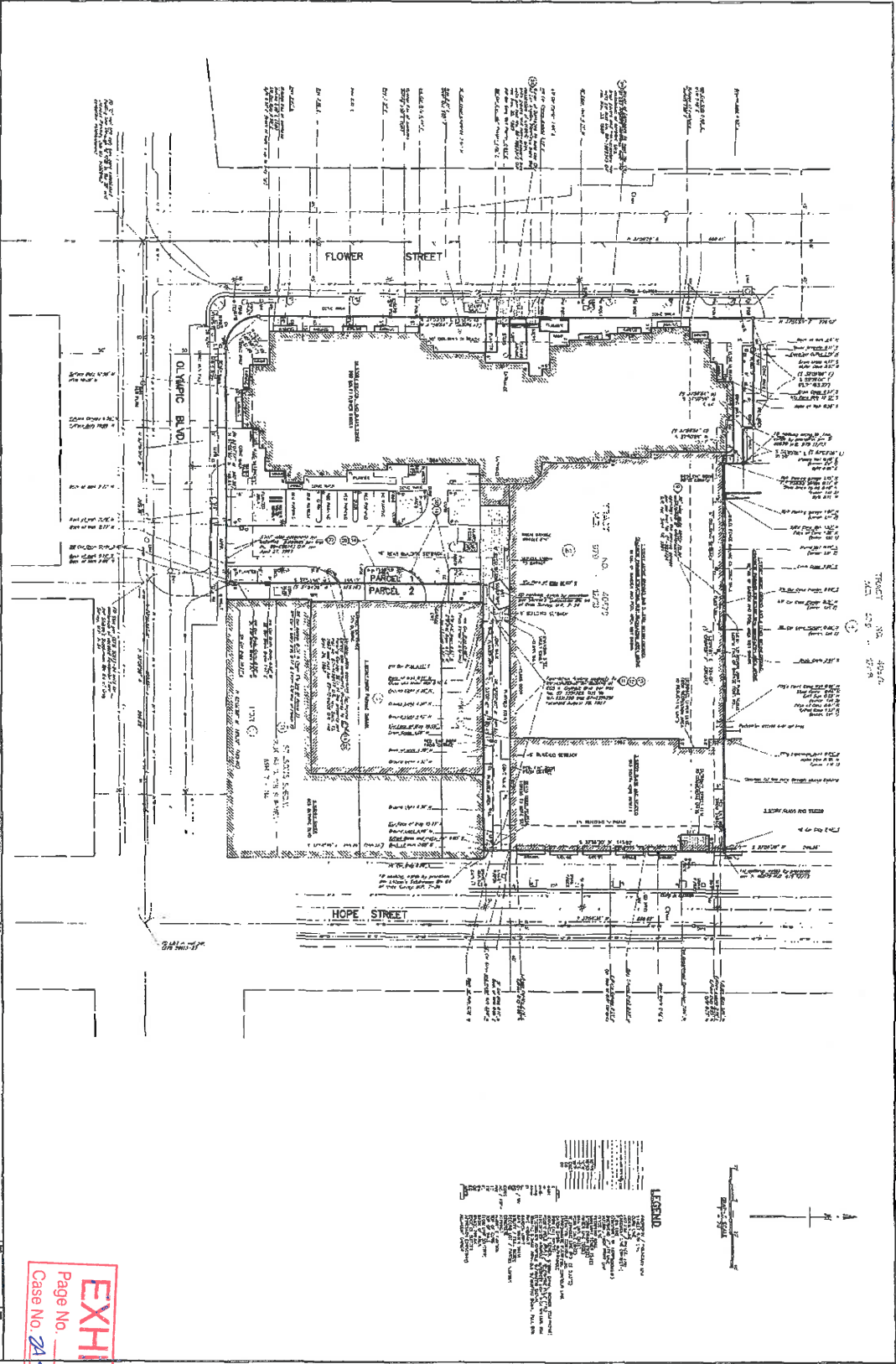
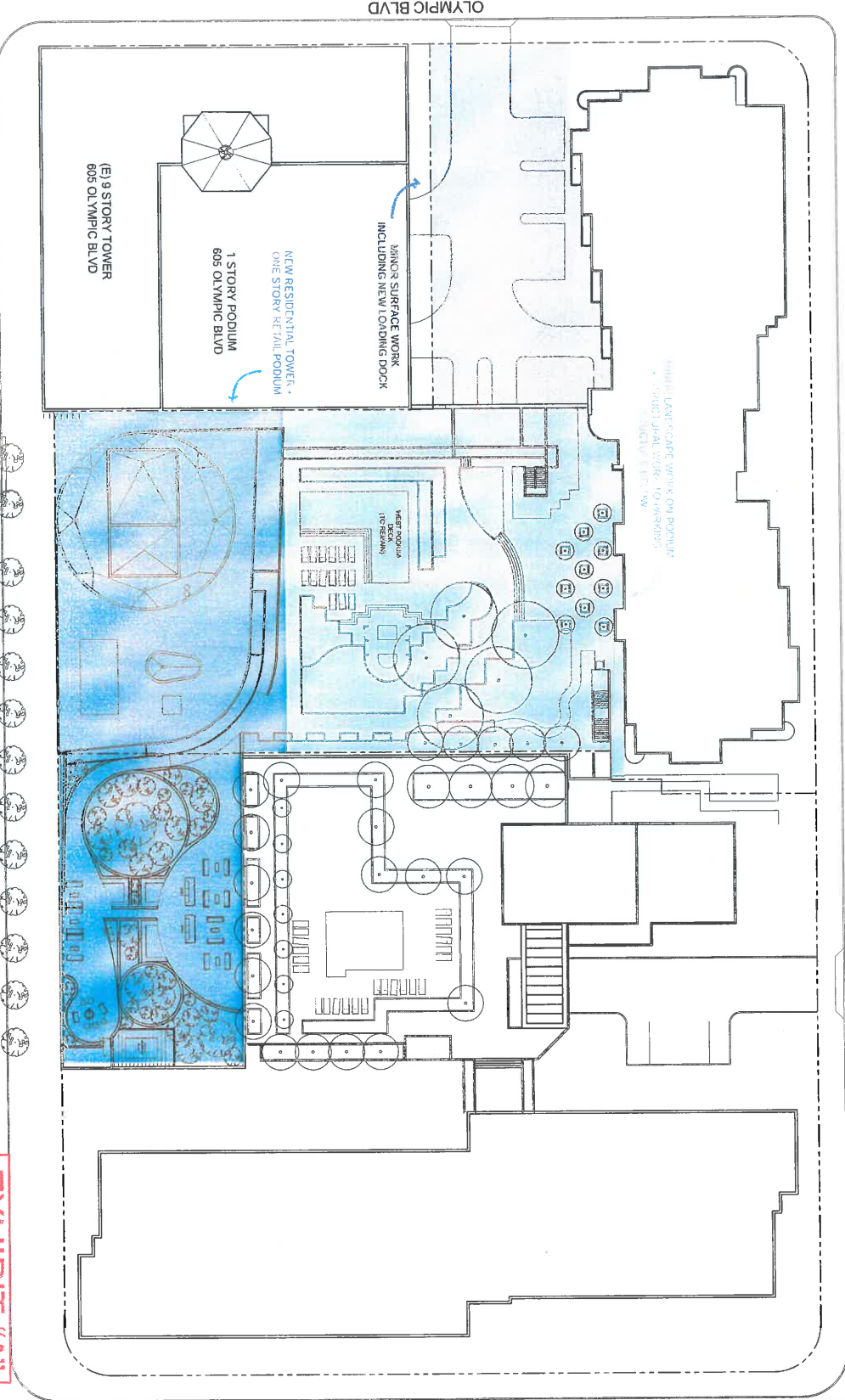


EXHIBIT "A"
 Page No. 8 of 59
 Case No. 21-0007-4610

PSOMAS
 PROFESSIONAL SURVEYORS & MAPPING ASSOCIATES, INC.
 1000 W. 10TH STREET, SUITE 200
 LOS ANGELES, CALIFORNIA 90057

IN THE CITY OF LOS ANGELES
 FOREST CITY SOUTH PARK TWO, INC.
 THE METROPOLITAN, 950 S. FLOWER AND 949 S. HOPE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE	NO.	DESCRIPTION
11/11/17	1	PRELIMINARY SURVEY
11/11/17	2	FINAL SURVEY




OLYMPIC BLVD

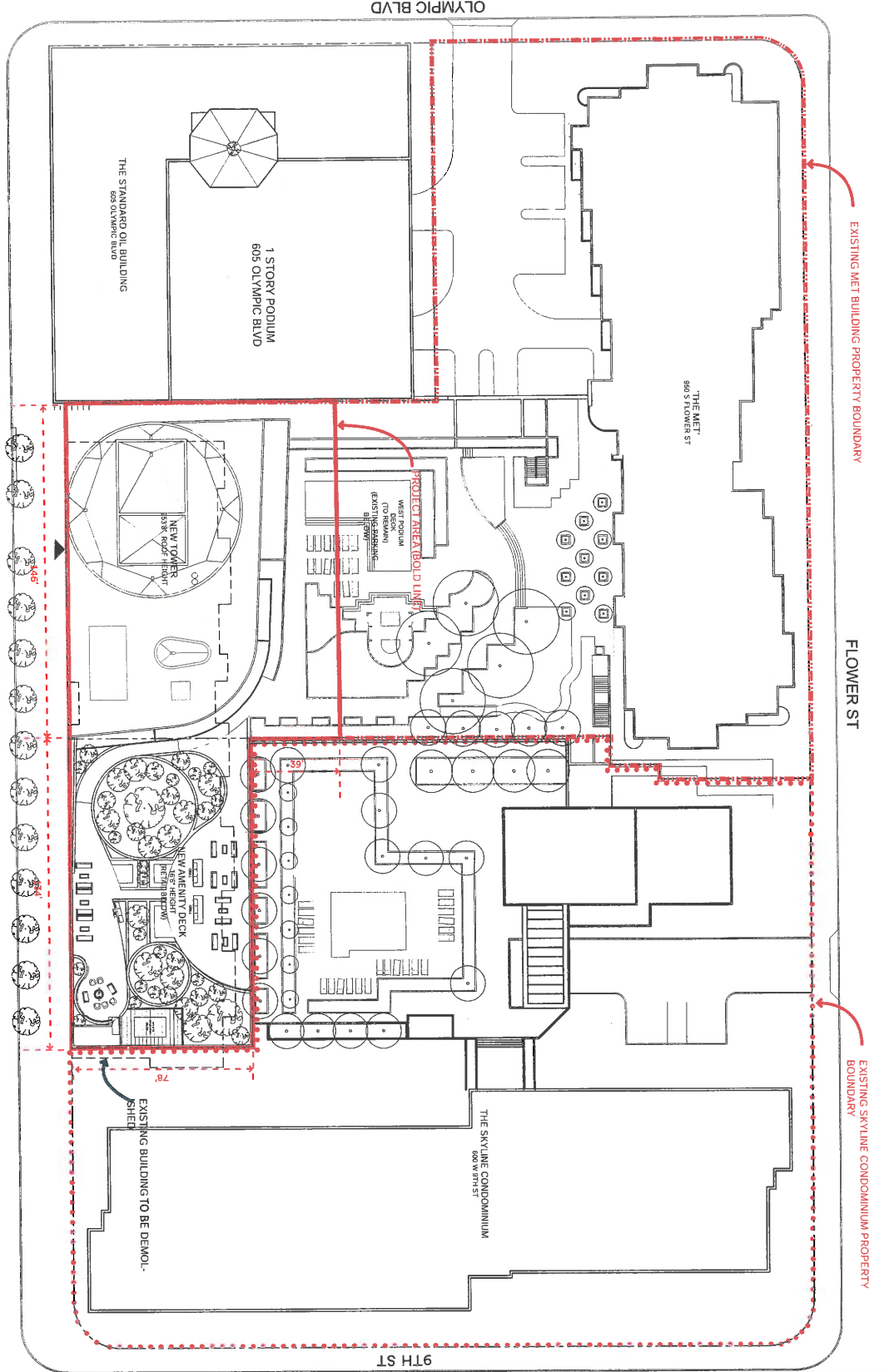
SOUTH HOPE ST

FLOWER ST

EXHIBIT "A"
 Page No. 10 of 59
 Case No. 24-2017-4110

SCALE: 1/8" = 1'-0"

	
349 SOUTH HOPE ST PERMITS/PLANNING 440 SOUTH HOPE ST 1108 ANAHEIM, CA 92805	
Design: T. 212.629.1300 W. 714.232.2100 WWW.SCB.COM	Sheet Number: A1.02
Drawn By: Checked By: 2018066	Case No.: 2018066



PROJECT INFORMATION	
PROJECT NAME:	949 SOUTH HOPE ST PLOT PLAN
OWNER:	949 SOUTH HOPE ST LLC
DESIGNER:	SCB ARCHITECTURE
DATE:	11/01/2018
SCALE:	AS SHOWN
PROJECT LOCATION:	949 SOUTH HOPE ST, ANGELES, CA 90015
PROJECT NUMBER:	2018086

GENERAL NOTES	
1.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND SPECIFICATIONS.
2.	ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE PLOT PLAN.
3.	ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
4.	ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND SPECIFICATIONS.
5.	ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6.	ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF LOS ANGELES.

SITE SPECIFICATIONS	
LOT AREA:	10,000 SQ FT
LOT DIMENSIONS:	100 FT X 100 FT
SETBACKS:	5 FT FRONT, 5 FT SIDE, 10 FT REAR
MAXIMUM HEIGHT:	45 FT
MAXIMUM FLOOR AREA:	100,000 SQ FT
MAXIMUM NUMBER OF UNITS:	100
MAXIMUM NUMBER OF STORIES:	10
MAXIMUM NUMBER OF PARKING SPACES:	100
MAXIMUM NUMBER OF BICYCLE SPACES:	100
MAXIMUM NUMBER OF STORAGE SPACES:	100
MAXIMUM NUMBER OF COMMERCIAL SPACES:	100
MAXIMUM NUMBER OF OFFICE SPACES:	100
MAXIMUM NUMBER OF RESIDENTIAL SPACES:	100
MAXIMUM NUMBER OF INDUSTRIAL SPACES:	100
MAXIMUM NUMBER OF MIXED-USE SPACES:	100
MAXIMUM NUMBER OF OTHER SPACES:	100

VEHICLE SPACE REQUIREMENTS	
VEHICLE TYPE:	STANDARD
VEHICLE TYPE:	LARGE
VEHICLE TYPE:	BICYCLE
VEHICLE TYPE:	STORAGE
VEHICLE TYPE:	COMMERCIAL
VEHICLE TYPE:	OFFICE
VEHICLE TYPE:	RESIDENTIAL
VEHICLE TYPE:	INDUSTRIAL
VEHICLE TYPE:	MIXED-USE
VEHICLE TYPE:	OTHER

EXISTING SPACE REQUIREMENTS	
EXISTING SPACE TYPE:	STANDARD
EXISTING SPACE TYPE:	LARGE
EXISTING SPACE TYPE:	BICYCLE
EXISTING SPACE TYPE:	STORAGE
EXISTING SPACE TYPE:	COMMERCIAL
EXISTING SPACE TYPE:	OFFICE
EXISTING SPACE TYPE:	RESIDENTIAL
EXISTING SPACE TYPE:	INDUSTRIAL
EXISTING SPACE TYPE:	MIXED-USE
EXISTING SPACE TYPE:	OTHER

EXHIBIT "A"
 Page No. 11 of 59
 Case No. 2018-086

SCALE: 1/8" = 1'-0"

SCB
 SCB ARCHITECTURE
 949 SOUTH HOPE ST
 ANGELES, CA 90015
 T 213.638.1100
 F 213.638.1100
 WWW.SCB.AA

949 SOUTH HOPE ST
 PLOT PLAN
 449 SOUTH HOPE ST | LOS ANGELES

Sheet No: **A103**
 Date: 11/01/2018

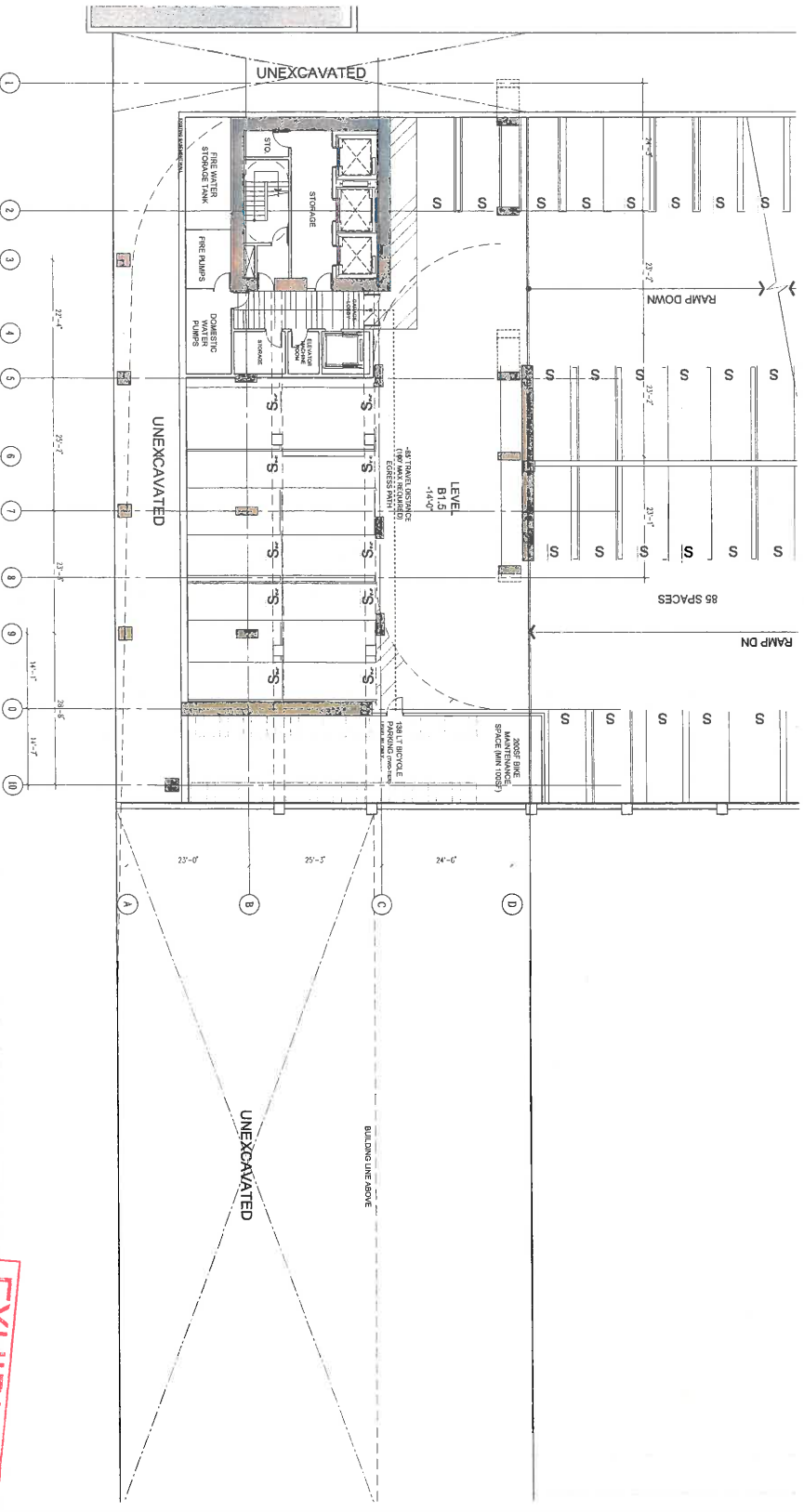


EXHIBIT "A"

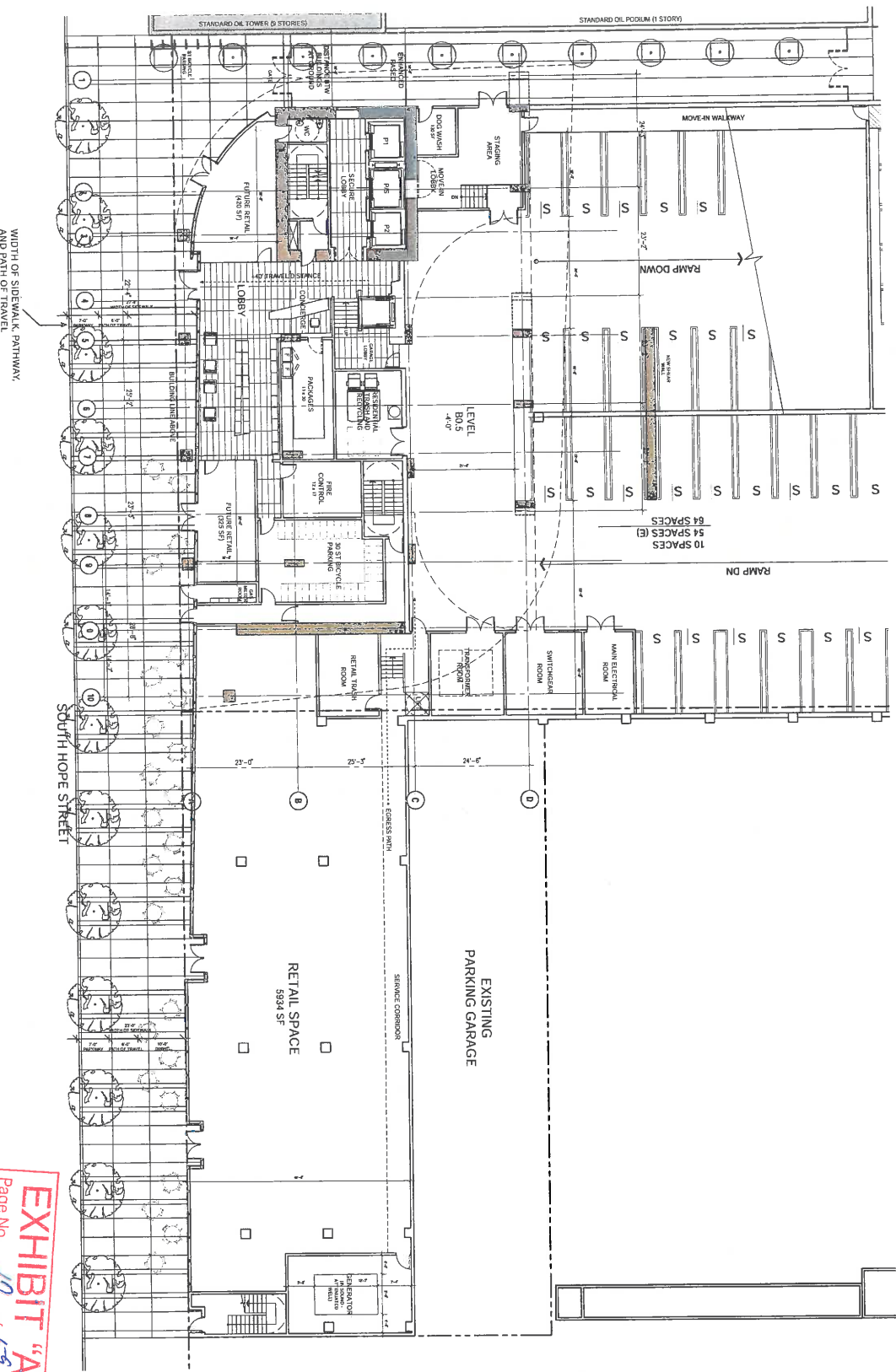
Page No. 16 of 55
 Case No. 2020074610

SCALE: 1/8"=1'-0"

Client: SCF	Project Name: 949 SOUTH HOPE ST
Client Address: 1000 S. HOPE ST. ANGLETON, CA 95020	Project Number: 2015056
Client Contact: SCF	Scale: A2.02
Client Phone: 714.373.2400	Scale: 1/8"=1'-0"
Client Email: info@scf.com	Scale: 1/8"=1'-0"
Client Website: www.scf.com	Scale: 1/8"=1'-0"

949 SOUTH HOPE ST
ARCHITECTURAL REPRESENTATION
PARKING PLAN LEVELS B1.5-B1
ANGLETON, CA

SCF
 Southern Coastal Firm
 1000 S. HOPE ST.
 ANGLETON, CA 95020
 T. 714.373.2400
 www.scf.com



WIDTH OF SIDEWALK, PATHWAY,
AND PATH OF TRAVEL

SOUTH HOPE STREET

RETAIL SPACE
5934 SF

EXISTING
PARKING GARAGE

LEVEL
B0.5
4'-0"

10 SPACES
54 SPACES (E)

RAMP DN

RAMP DOWN

MOVE-IN WALKWAY

STANDARD OIL TOWER (5 STORES)

STANDARD OIL PODIUM (1 STORY)

EXHIBIT 'A'
Page No. 17 of 59
Case No. 24021-4610

SCALE: 1/8" = 1'-0"

3000 South Federal Avenue Suite 100 Denver, CO 80202 Tel: 303.733.1100 Fax: 303.733.1100 www.scb.com	949 SOUTH HOPE ST PERMITS AND REGULATORY INITIATIVES AND TECHNICAL SUPPORT ANDREAS
FLOOR PLANS LEVEL OF (GROUND FLOOR)	2018088 A2.03

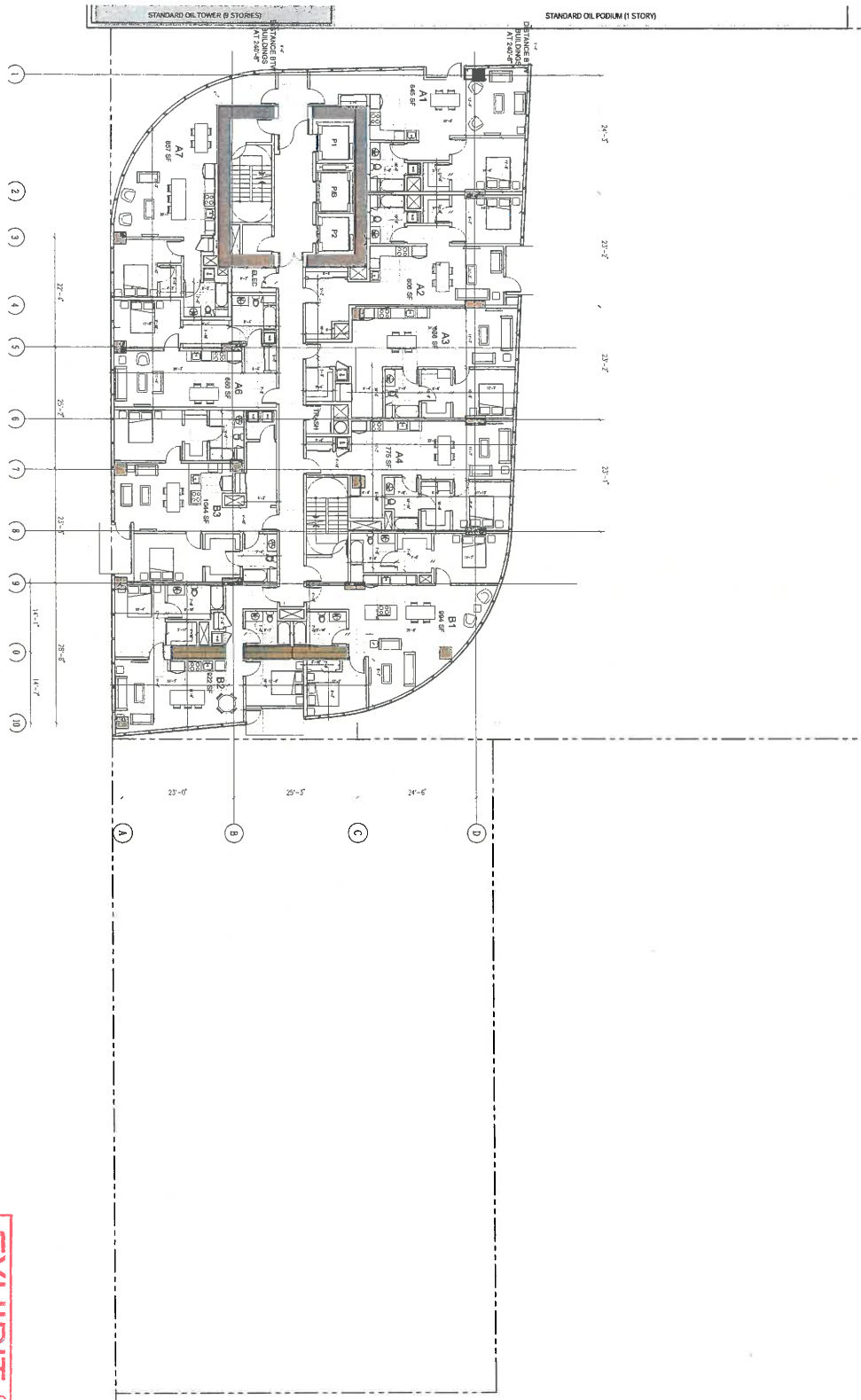


EXHIBIT "A"
 Page No. 20 of 59
 Case No. 202011-4610

SCALE: 1/4"=1'-0"
 1" = 12'-0"

<p>SCB Southern California Structural Engineers 13000 Wilshire Blvd. Suite 1000 Los Angeles, CA 90025 Tel: 310.201.1100 Fax: 310.201.1101 www.scb.com</p>	<p>349 SOUTH HOPE ST PRELIMINARY ENTITLED FLOOR PLANS LEVEL 26 PENTHOUSE UNITS</p>
--	---

Project Number: 2015086
 Sheet Number: A2.06

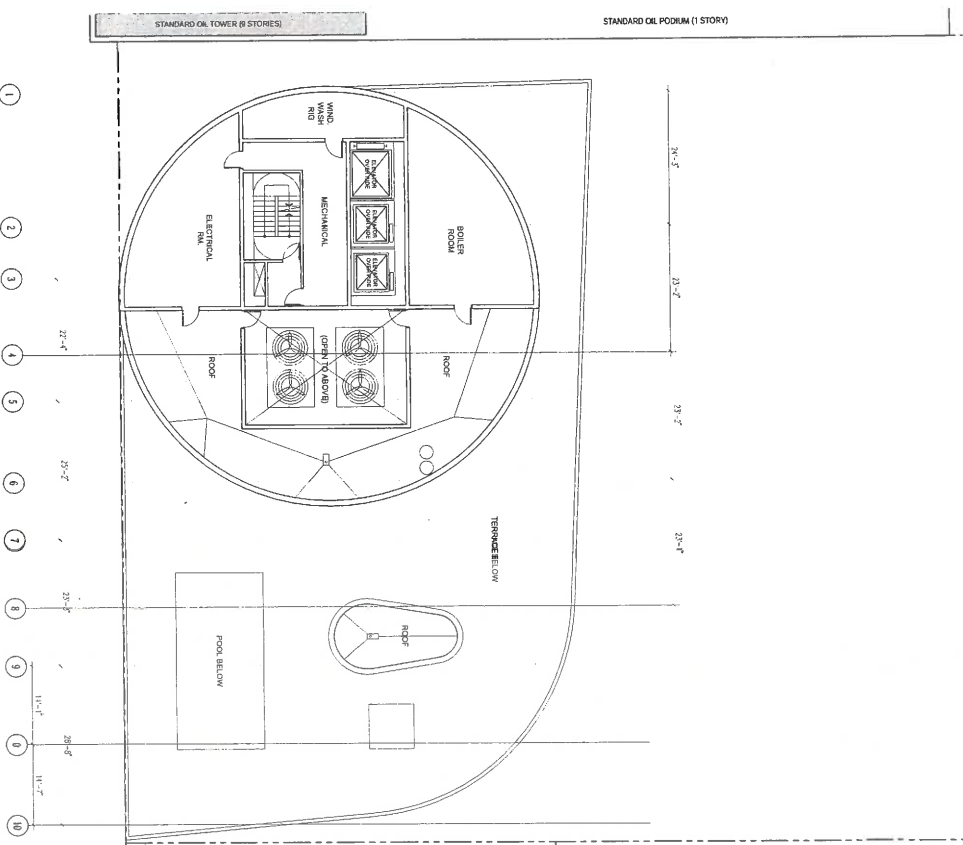


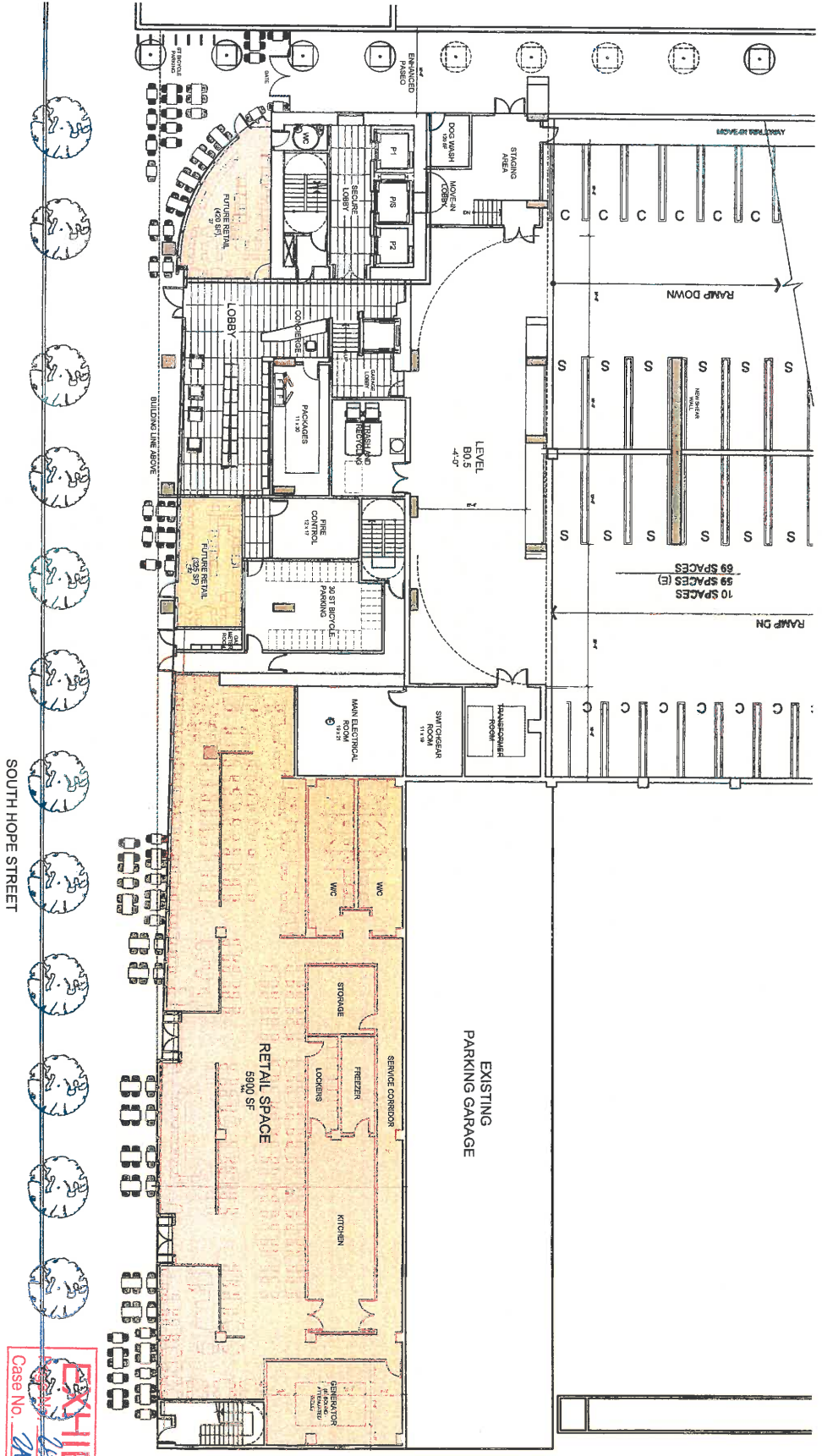
EXHIBIT "A"

Page No. 22 of 27
 Case No. 22-0117-41

SCALE: 1/4"=1'-0"

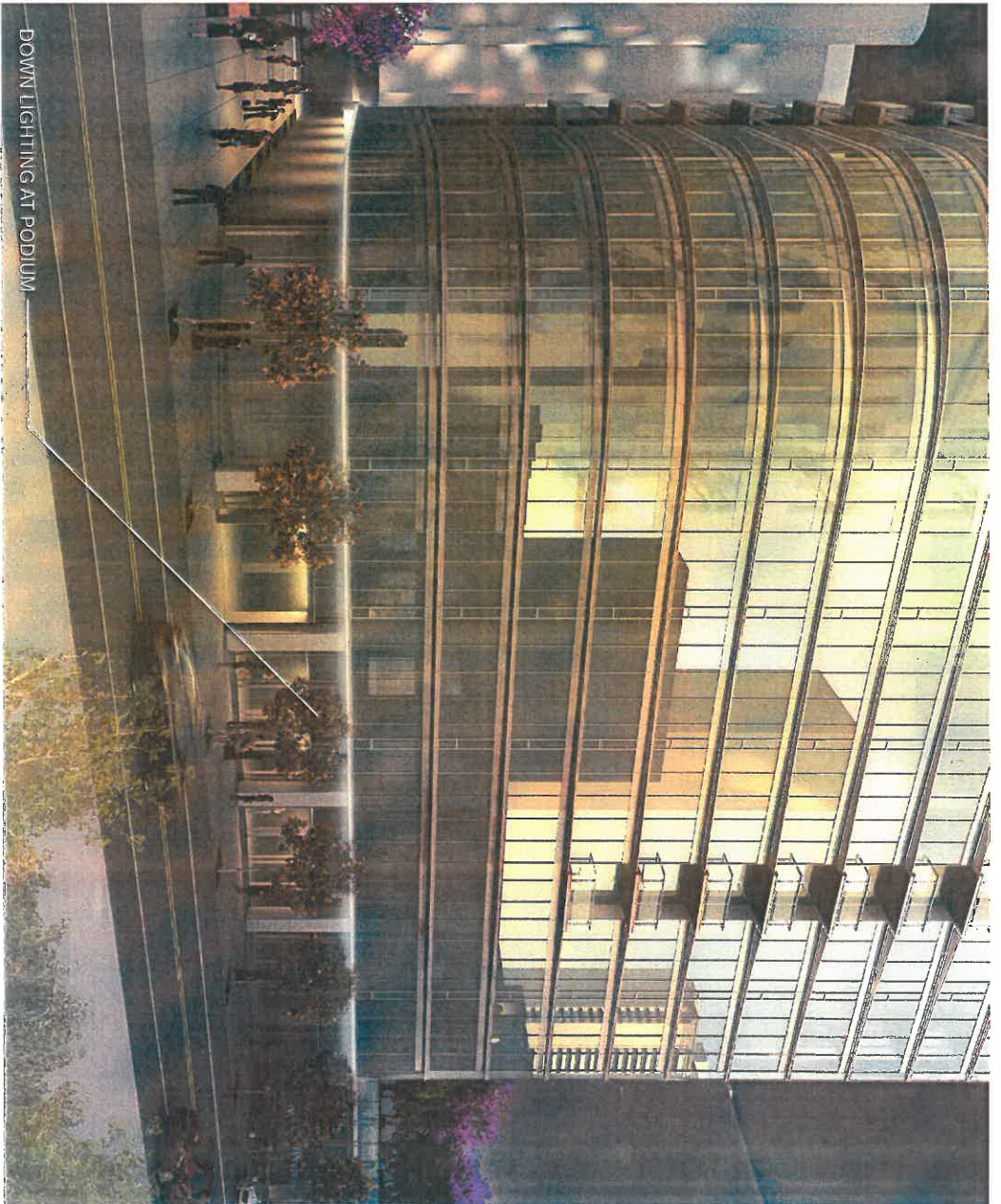
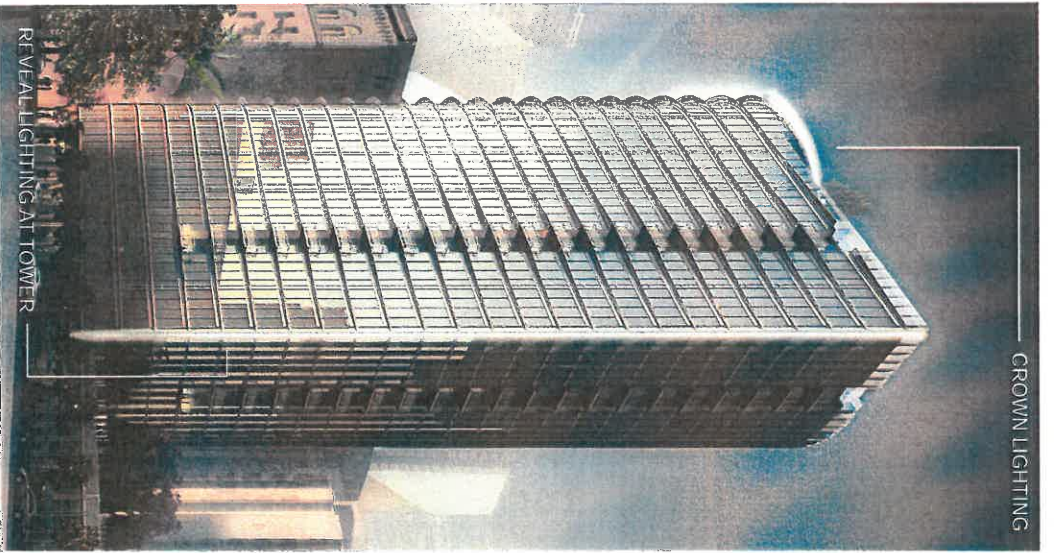
<p>SCB Structural Consulting & Design 17302 130th Seattle, WA 98148 Tel: 206.835.1100 Fax: 206.835.1101 www.scb.com</p>	<p>949 SOUTH HOPE ST MECHANICAL ROOMS MECHANICAL ROOMS AT 101 ANGLETS</p>	<p>Project Number 2015056</p>	<p>Sheet Number A2.08</p>
--	---	---	---------------------------------------

Retail/Restaurant Concept Exhibit



	Indoor Seating (square feet)	Outdoor Seating (square feet)
Retail 1	396 (593.4sf)	87 (131.0sf)
Retail 2	28 (42.0sf)	58 (101.8sf)
Retail 3	22 (32.5sf)	15 (22.0sf)

EXHIBIT "A"
 of 59
 Case No. 18-0017-4610



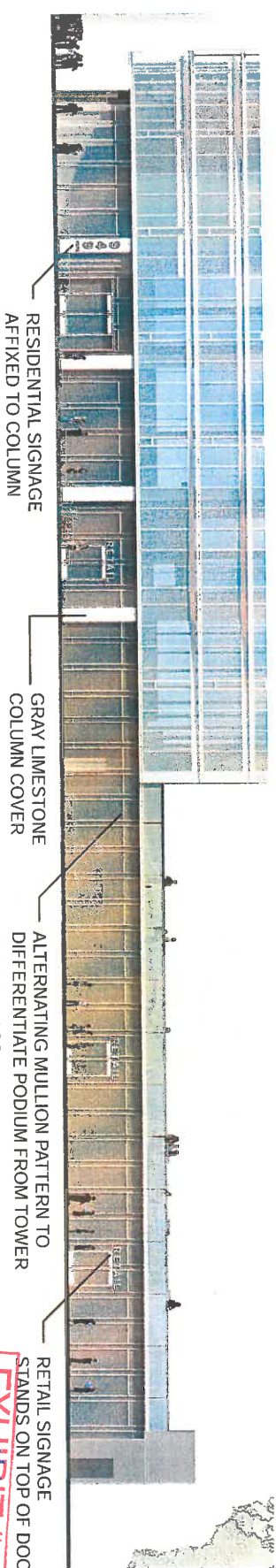
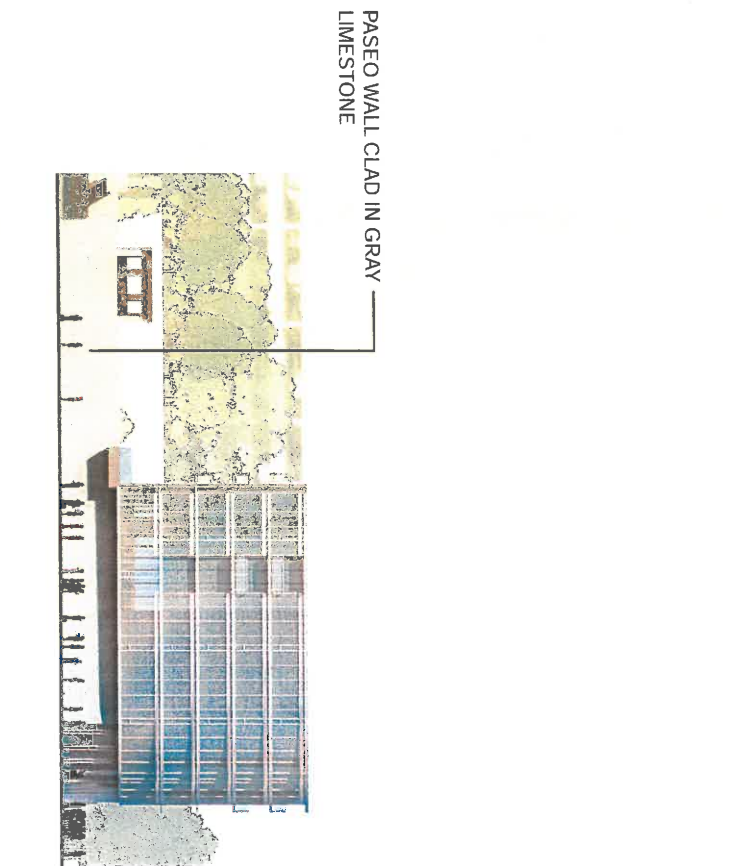
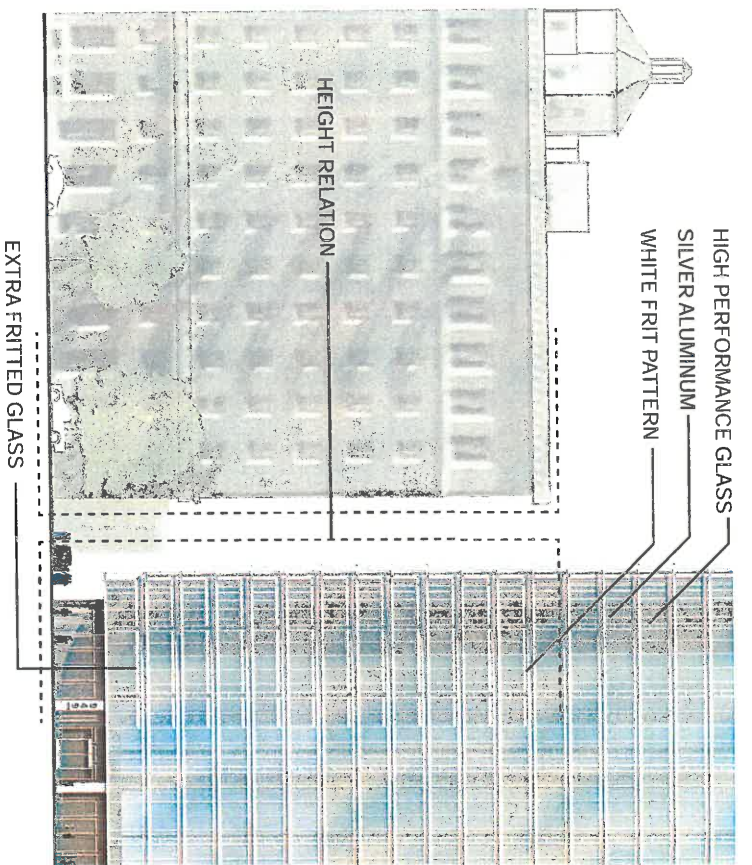
** LIGHTING TO COMPLY WITH THE DOWNTOWN DESIGN GUIDE AND LAMC LIGHTING BRIGHTNESS REQUIREMENTS

© 2017 SOLOMON CORDWELL BUENZ FOREST CITY

PRELIMINARY ENTITLEMENTS PACKAGE | 949 SOUTH HOPE ST | LOS ANGELES

EXHIBIT "A"
 Page No. 32 of 59
 C2015056 24 05-22-2018





©2017 SOLOMON CORDWELL BUENZ FOREST CITY

PRELIMINARY ENTITLEMENTS PACKAGE | 949 SOUTH HOPE ST | LOS ANGELES, CA 90015 | 05-22-2018

Page No. 33 of 55
EXHIBIT "A"
 12/20/18

PROPOSED BUILDING FORM GRACIOUSLY
CURVES TO EXPOSE THE CORNER OF THE
STANDARD OIL BUILDING AND TO MARK
THE ENTRANCE TO THE PASEO

FACADE DETAILS EXTENDED TO TOP
OF STANDARD OIL BUILDING

EXTRA FRITTED GLASS

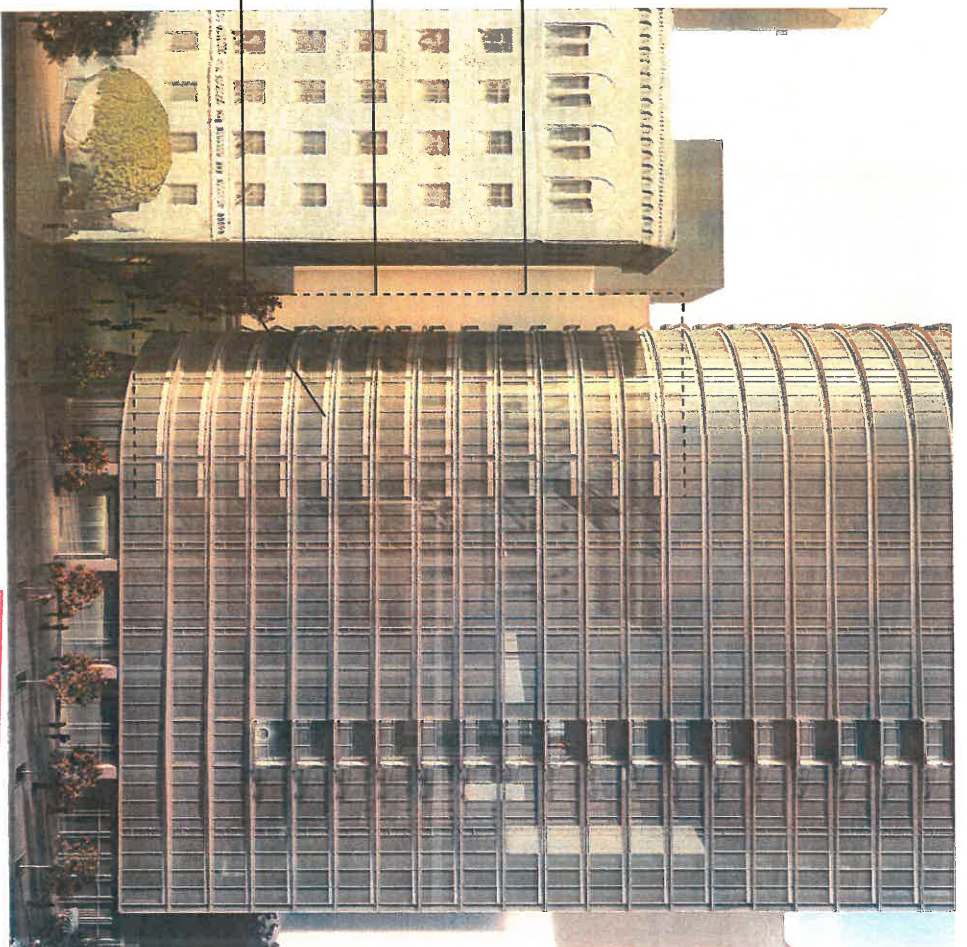
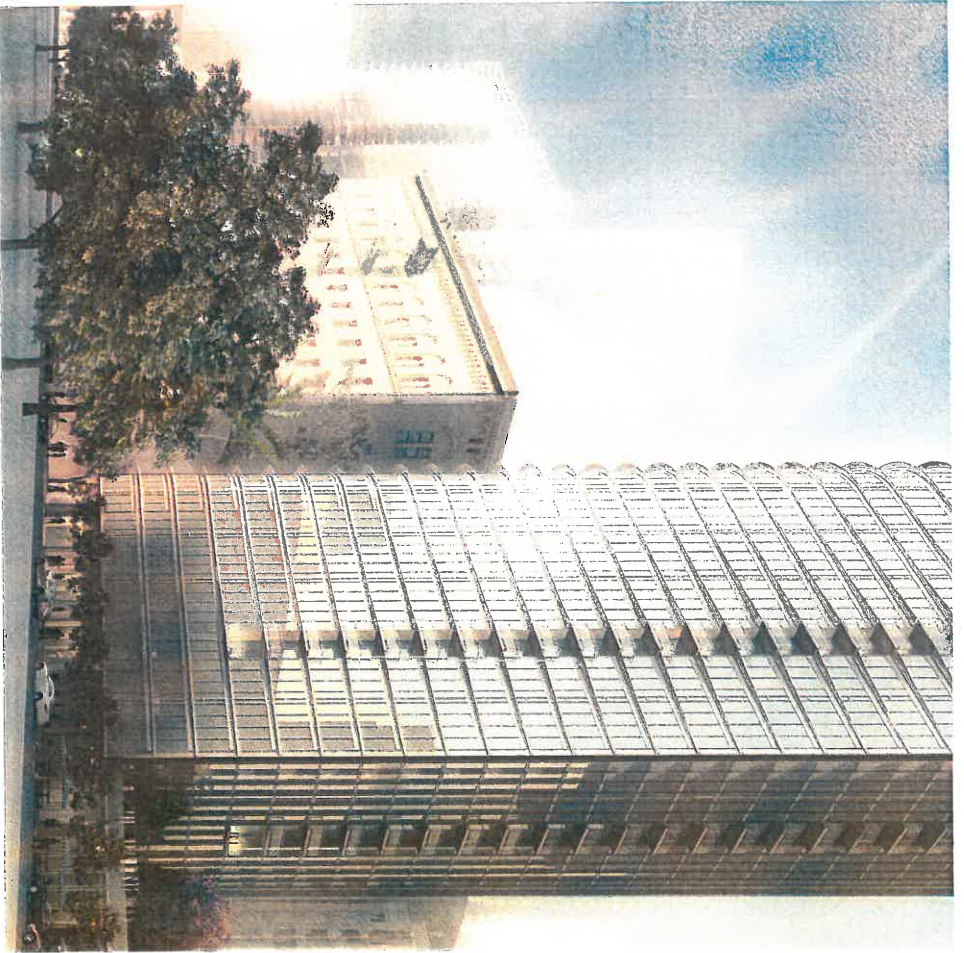


EXHIBIT "A"
Page No. 34 of 59
Case No. 2A2019-4610



ORIGINAL



ADDITIONAL RELATION ON FACADE

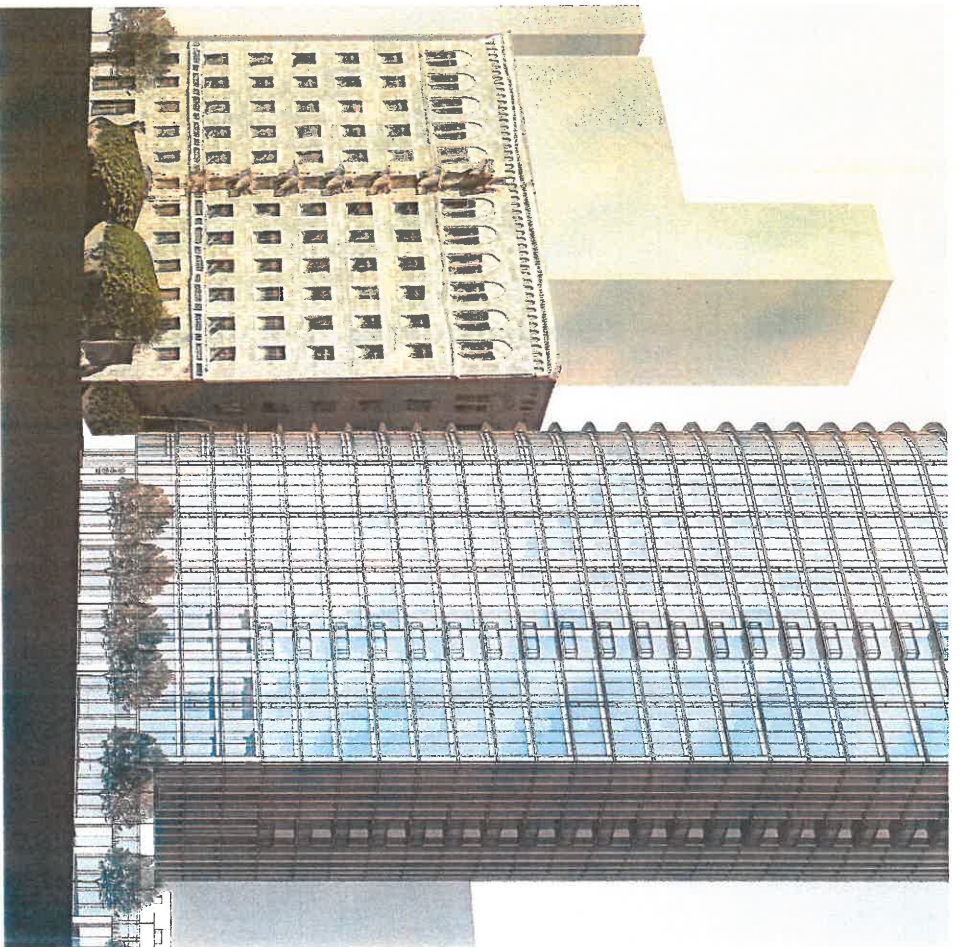
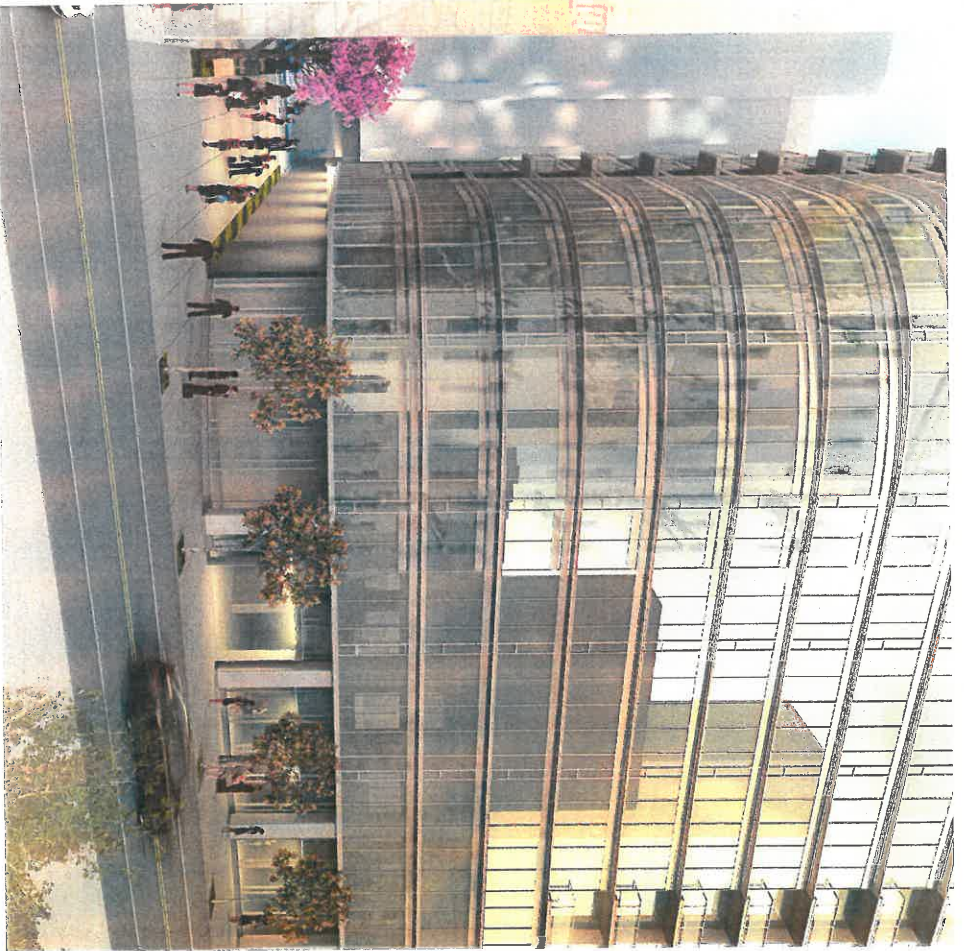


EXHIBIT "A"
 Page No. 35 of 59
 Case No. 21-2019-4610



ORIGINAL



ADDITIONAL RELATION ON FACADE

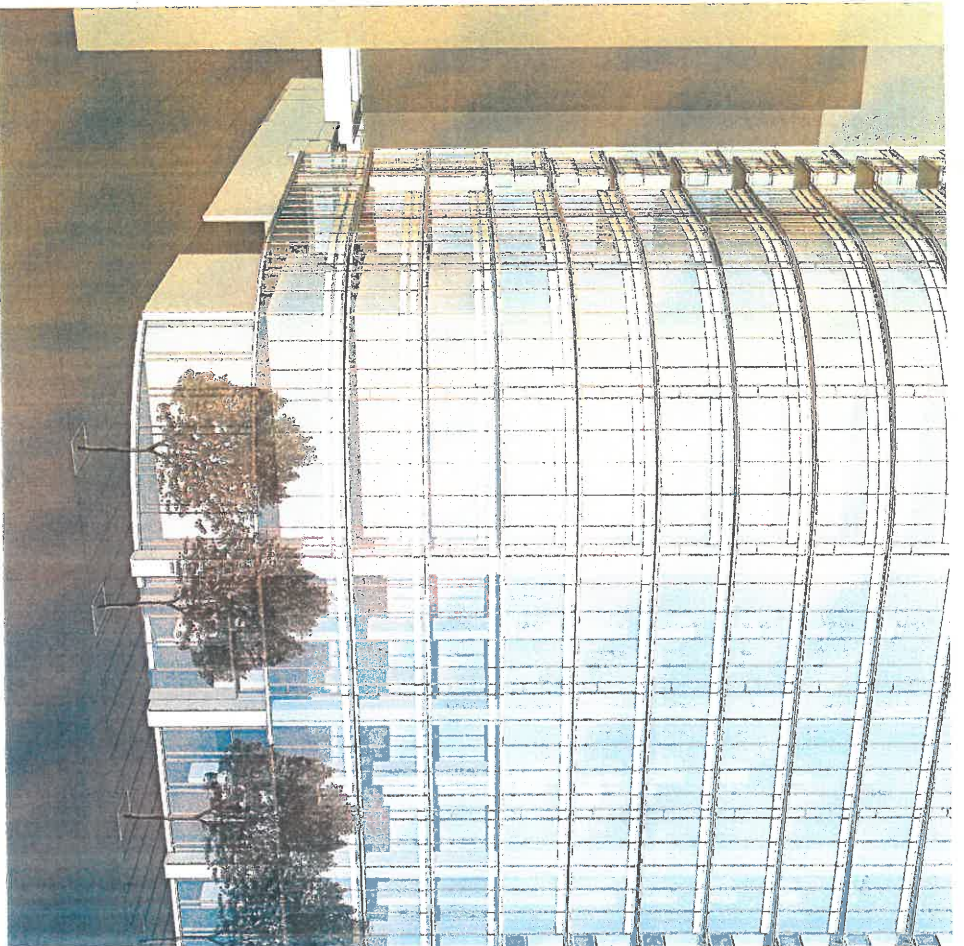


EXHIBIT "A"
Page No. 38 of 59
Case No. 1A-2017-4610

ORIGINAL



ADDITIONAL RELATION ON FACADE

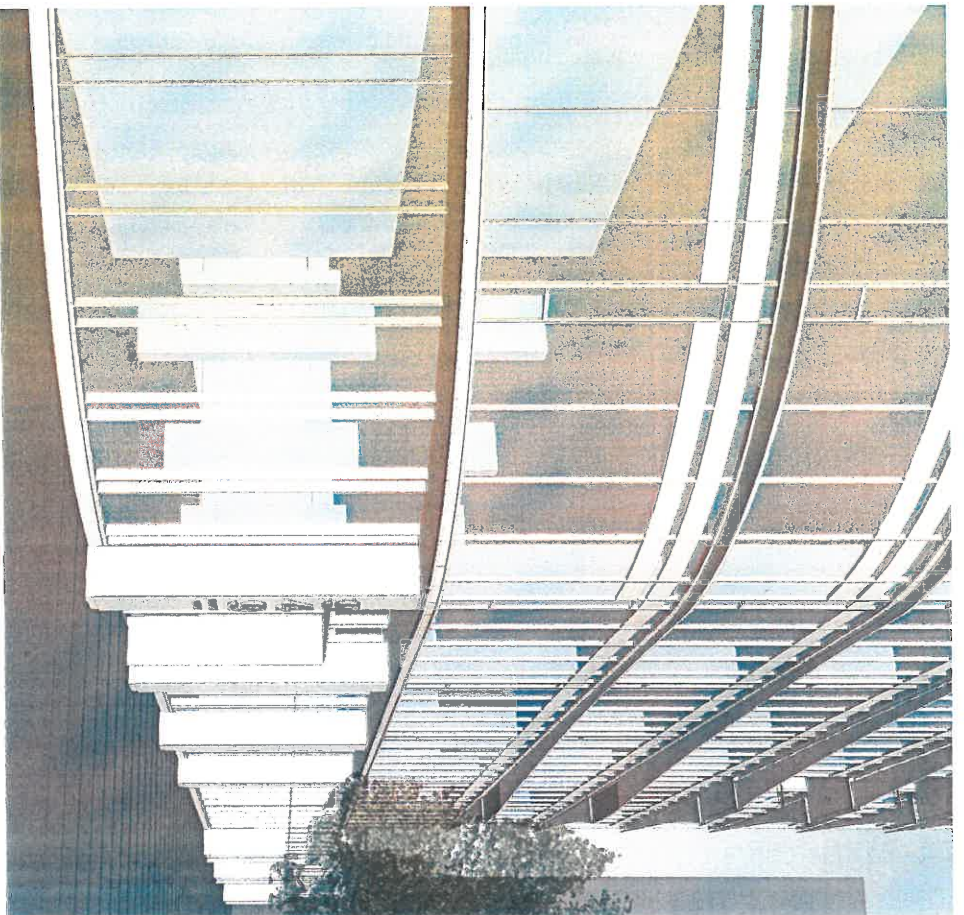
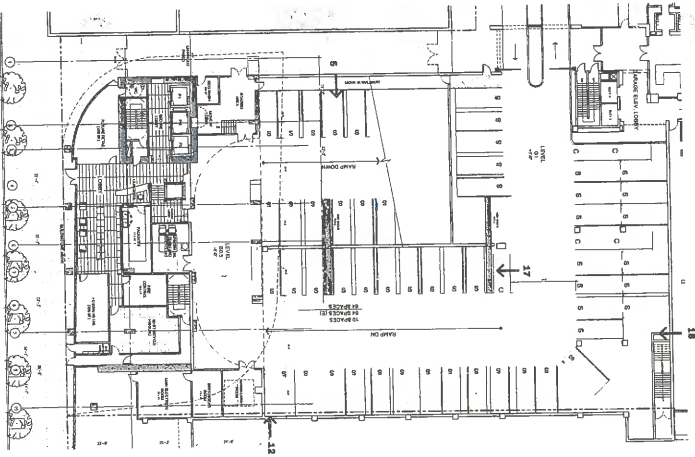


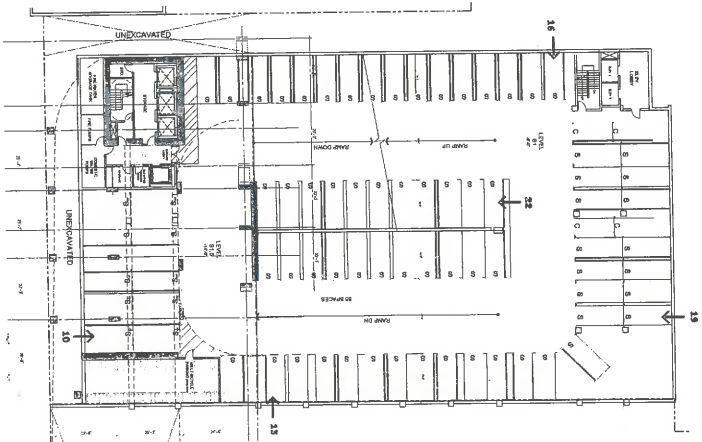
EXHIBIT "A"
 Page No. 37 of 51
 Case No. 24-2011-4610



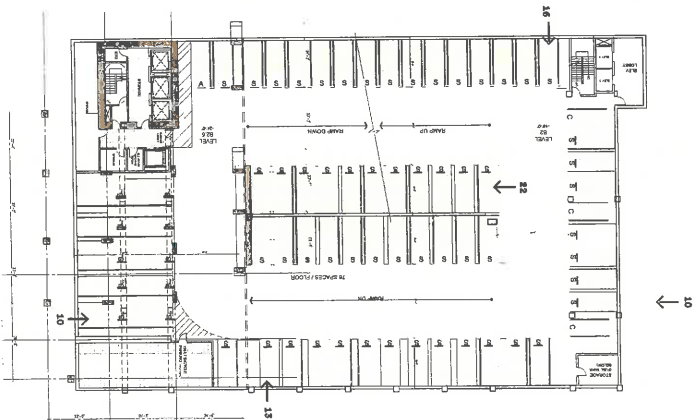
HIGHLIGHTED stalls to be allocated to new project (215 total) - remaining stalls reserved for existing Metropolitan apartments.



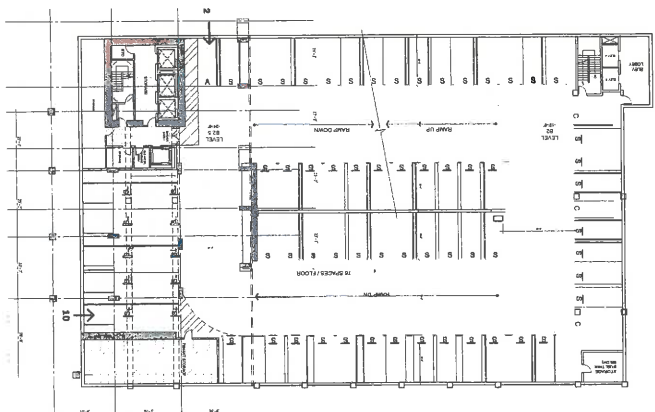
G
52/57 stalls



B1
80/80 stalls



B2
71/71 stalls



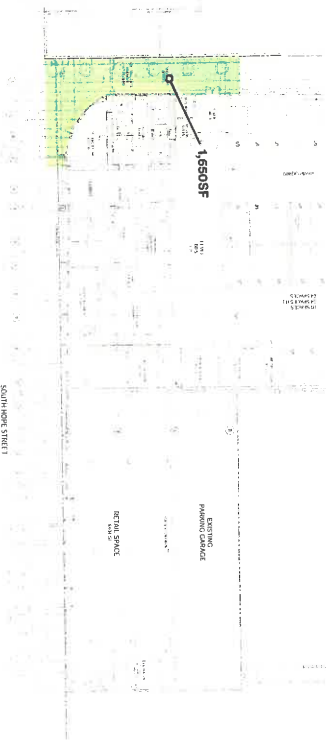
B3
12/71 stalls

EXHIBIT "A"
Page No. 38 of 59
Case No. 24-2017-4610



PODIUM
13,855 SF (TERRACES, FITNESS ROOM)

ROOF DECK
6,400 SF (TERRACE, SKY LOUNGE)



GROUND FLOOR
1,650 SF (PASEO)

TOWER
4,600 SF (92 BALCONIES @ 500SF MAX PER BALCONY PER LAMC)

REQUIRED OPEN SPACE			
	UNITS	FACTOR	TOTAL
< 3 HABITABLE ROOMS	166	100 SF	16,600 SF
= 3 HABITABLE ROOMS	70	125 SF	8,750 SF
> 3 HABITABLE ROOMS	0	175 SF	0 SF
TOTAL			25,350 SF

PROVIDED OPEN SPACE			
	COMMON RECREATION	PRIVATE	TOTAL
GROUND FLOOR	1,650 SF	0 SF	1,650 SF
PODIUM	11,200 SF	2,255 SF	13,455 SF
TOWER	0 SF	4,600 SF	4,600 SF
ROOF	5,800 SF	1,230 SF	7,030 SF
TOTAL	18,650 SF	3,485 SF	25,735 SF

EXHIBIT "A"
Page No. 38 of 57
Case No. 2A2019-4610

OPEN SPACE CALCULATIONS | NEW TOWER AND MET



MET TOWER
9,870 SF (TERRACES)



NEW TOWER ROOF DECK
6,400 SF (TERRACE, SKY LOUNGE)

NEW TOWER
4,600 SF (92 X BALCONIES)



PODIUM
37,398 SF (TERRACES, FITNESS ROOM)



GROUND FLOOR
4,254 SF (PASEO)

OPEN SPACE
OPEN SPACE REQUIRED PER LAMC SEC. 12.21G

NEW TOWER	UNITS	FACTOR	TOTAL
< 3 HABITABLE ROOMS	186	100 SF	18,600 SF
= 3 HABITABLE ROOMS	70	125 SF	8,750 SF
> 3 HABITABLE ROOMS	0	175 SF	0 SF
TOTAL			25,350 SF

MET BUILDING

< 3 HABITABLE ROOMS	UNITS	FACTOR	REQD.
= 3 HABITABLE ROOMS	129	100 SF	12,900 SF
> 3 HABITABLE ROOMS	114	125 SF	14,250 SF
	0	175 SF	0 SF
TOTAL REQUIRED			27,150 SF

TOTAL REQUIRED 62,800 SF

PROVIDED OPEN SPACE NEW TOWER

COMMON	RECREATION	PRIVATE	TOTAL
GROUND FLOOR	1,660 SF	0 SF	1,660
PODIUM	11,200 SF	0 SF	13,455
TOWER	0 SF	4,600 SF	4,600
ROOF	5,800 SF	1,230 SF	7,030
TOTAL	18,660 SF	3,485 SF	26,735

EXISTING OPEN SPACE MET

COMMON	REC	PRIVATE	TOTAL
GROUND FLOOR	2,604 SF	0 SF	2,604
2ND FLOOR	0 SF	522 SF	522
3-4TH FLOOR	0 SF	9,348 SF	9,348
ROOF	0 SF	0 SF	0
AREA TYPE TOTALS	2,604 SF	9,870 SF	12,474
TOTAL, REC PROVIDED		3,485 SF	

TOTAL OPEN SPACE PROVIDED

EXHIBIT 'A'
Page No. 40 of 59
Case No. 18-2011-0110



©2017 SOLOMON CORDWELL BUENZ

FOREST CITY

PRELIMINARY ENTITLEMENTS PACKAGE | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05-22-2018

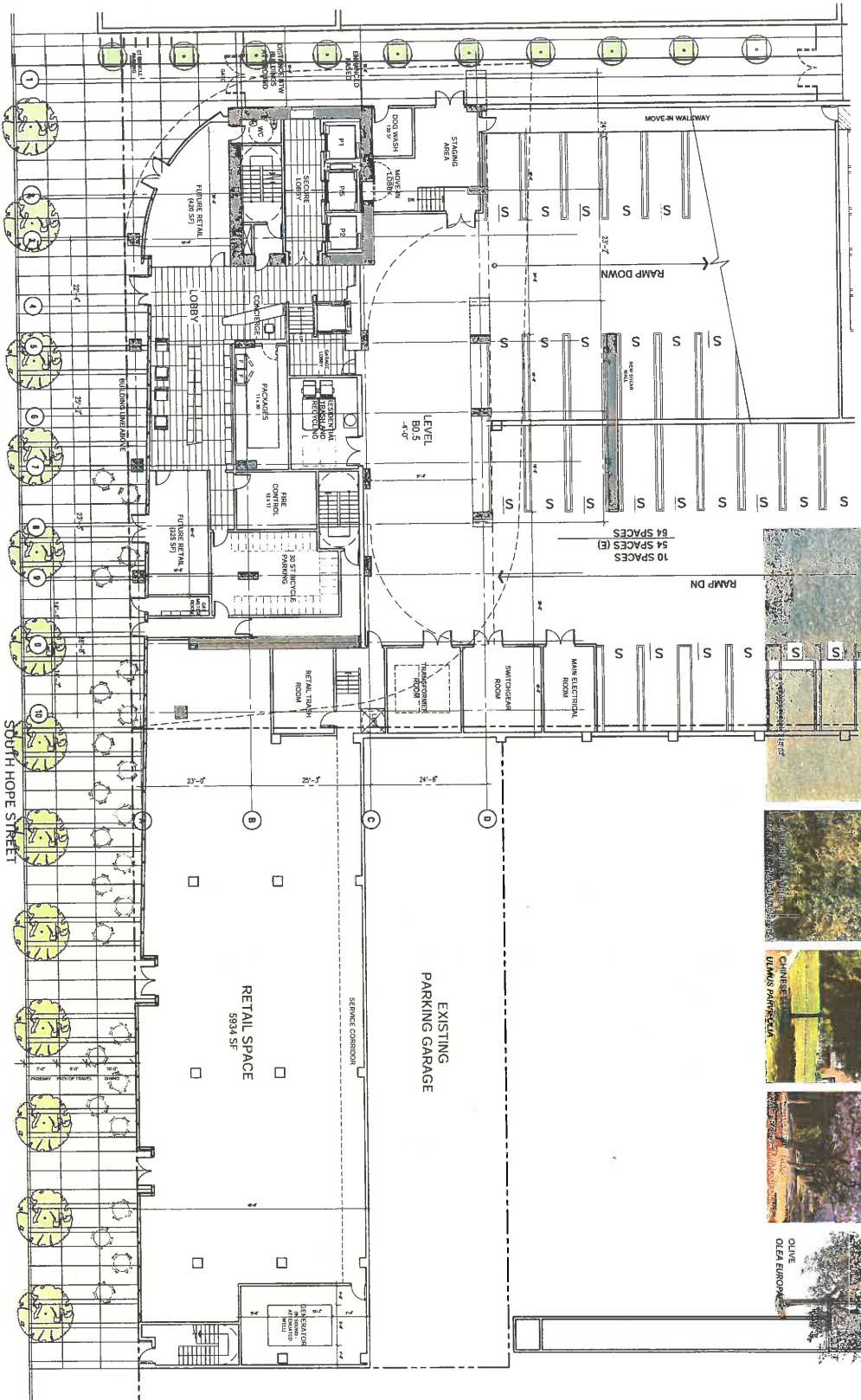


EXHIBIT "A"
 Page No. 41 of 59
 Case No. 1A-2019-1610

TOTAL TREES
 LEVEL 05: 42/56
 LEVEL 06: 42/59
 LEVEL 26: 4/59

SCALE: 1/8"=1'-0"

<p>SCB Southern Coastal Branch 17000 Highway 100 Suite 200 Houston, TX 77058 (281) 415-1000 www.scb.com</p>	<p>948 SOUTH HOPE ST PRELIMINARY PLANTINGS LEVEL 01 (GROUND FLOOR) HOPE ST 1.0M</p>	<p>2020 LANDSCAPE PLANS LEVEL 01 (GROUND FLOOR) Date: 11/01 Scale: 1:101 Project No: 2015086</p>
---	---	---

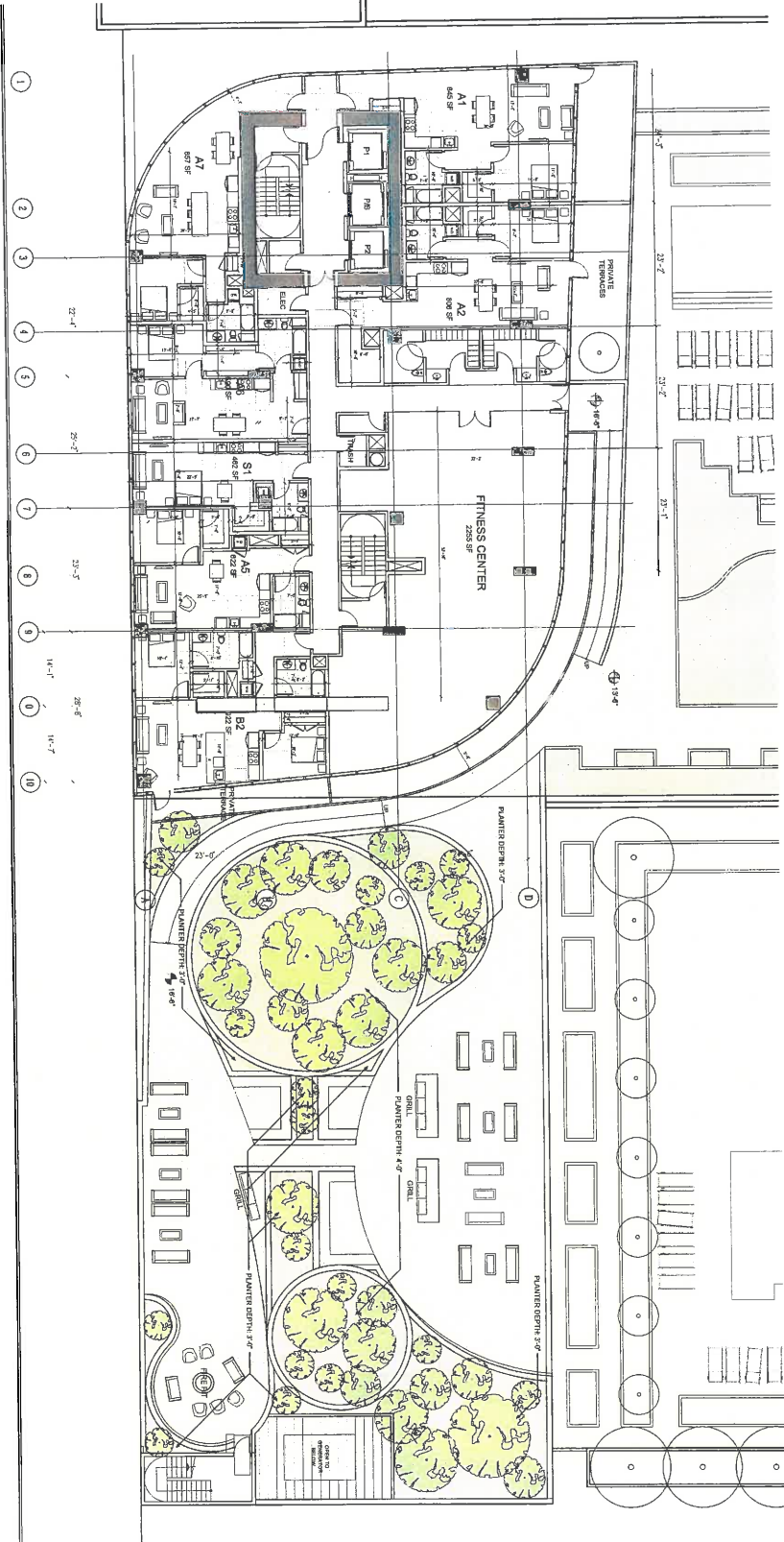


EXHIBIT "A"
 Page No. 42 of 59
 Case No. 142017-4610

TOTAL TREES
 LEVEL ON: 1/1/29
 LEVEL OFF: 4/29
 LEVEL 06: 4/29

SCALE: 1/8"=1'-0"

<p>949 SOUTH HOPE ST PRELIMINARY LANSKAPING AND SITE PLAN PREPARED BY: HOPE ST LLC DATE: 1/1/2019</p>	<p>SCR SCORP CONSULTANTS 10000 W. 32nd Ave. Suite 100 Greenwood Village, CO 80120 PHONE: 303.751.1000 WWW.SCORPCONSULTANTS.COM</p>	<p>DATE: 1/1/2019 DRAWING NO.: 2018088</p>	<p>SCALE: 1/8"=1'-0"</p>
---	---	---	--------------------------

LANDSCAPE PLANS
 LEVEL OF (GROUND
 FLOOR)
 SCALE: 1/8"=1'-0"
 DATE: 1/1/2019

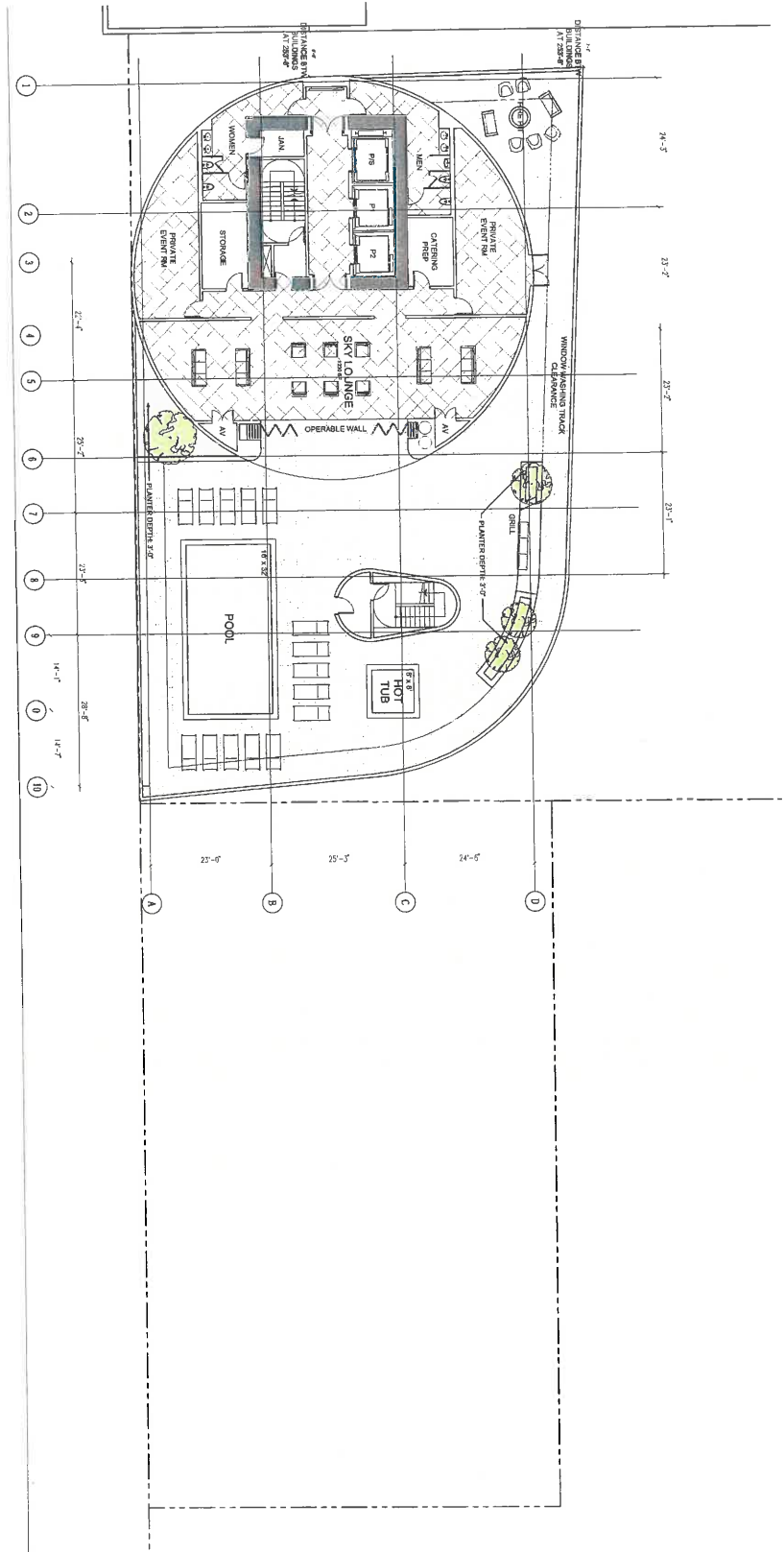
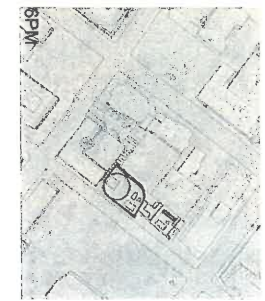
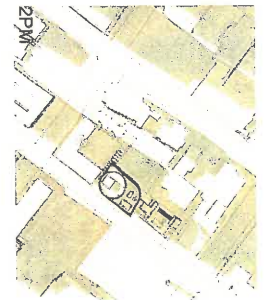
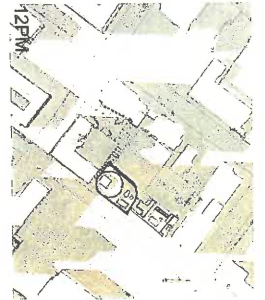
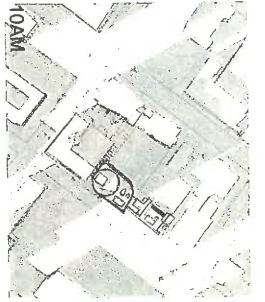
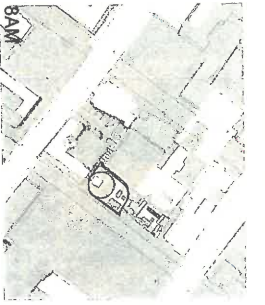


EXHIBIT "A"
 Page No. 49 of 59
 Case No. 202019-4410

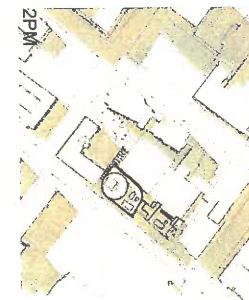
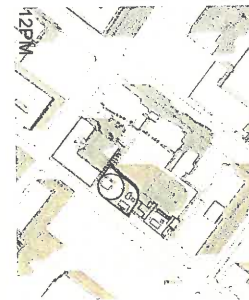
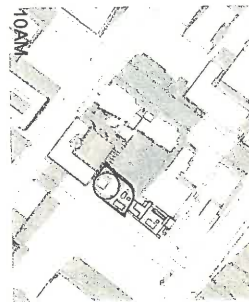
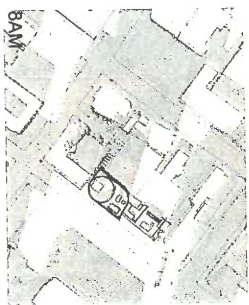
TOTAL TREES
 LEVEL 01: 15/69
 LEVEL 02: 42/89
 LEVEL 06: 4/29

SCALE: 1/8"=1'-0"
 DATE: 11/11/20

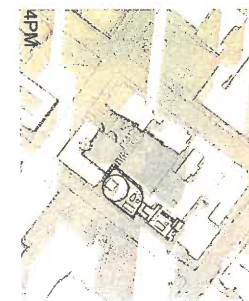
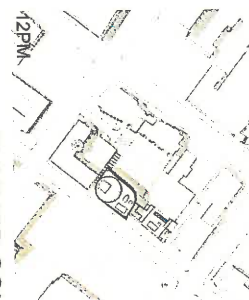
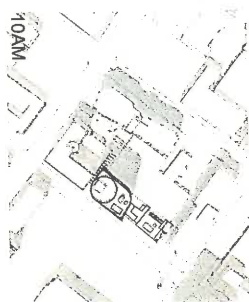
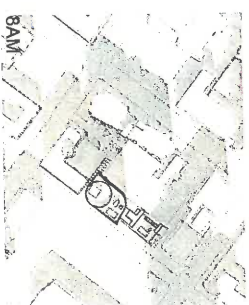
<p>949 SOUTH HOPE ST PRELIMINARY LANDSCAPE AMENITIES LEVEL 06 (AMENITY) DECK</p>	<p>SCB Southern California 2000 7000 100 Santa Monica 748-2722/2426</p>	<p>DATE: 11/11/20</p>
--	---	-----------------------



WINTER SOLSTICE (DEC 21)



SPRING EQUINOX (MAR 21)



SUMMER SOLSTICE (JUN 21)

EXHIBIT "A"
Page No. 44 of 57
Case No. 20-2011-4610



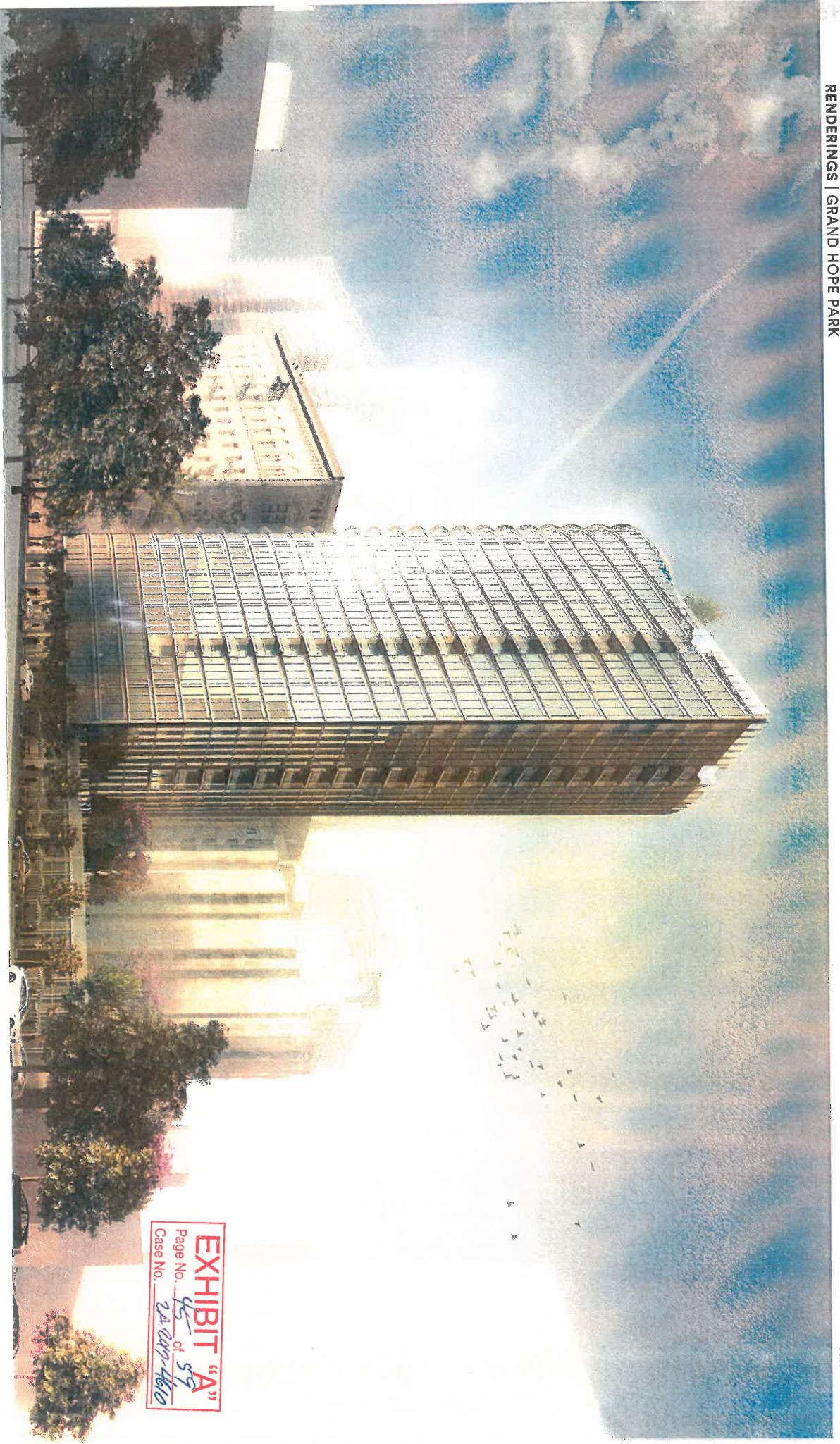


EXHIBIT "A"
Page No. 45 of 59
Case No. 24-00074610



©2017 SOLOMON CORDWELL BUENZ

FOREST CITY

PRELIMINARY ENTITLEMENTS PACKAGE | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05-22-2018



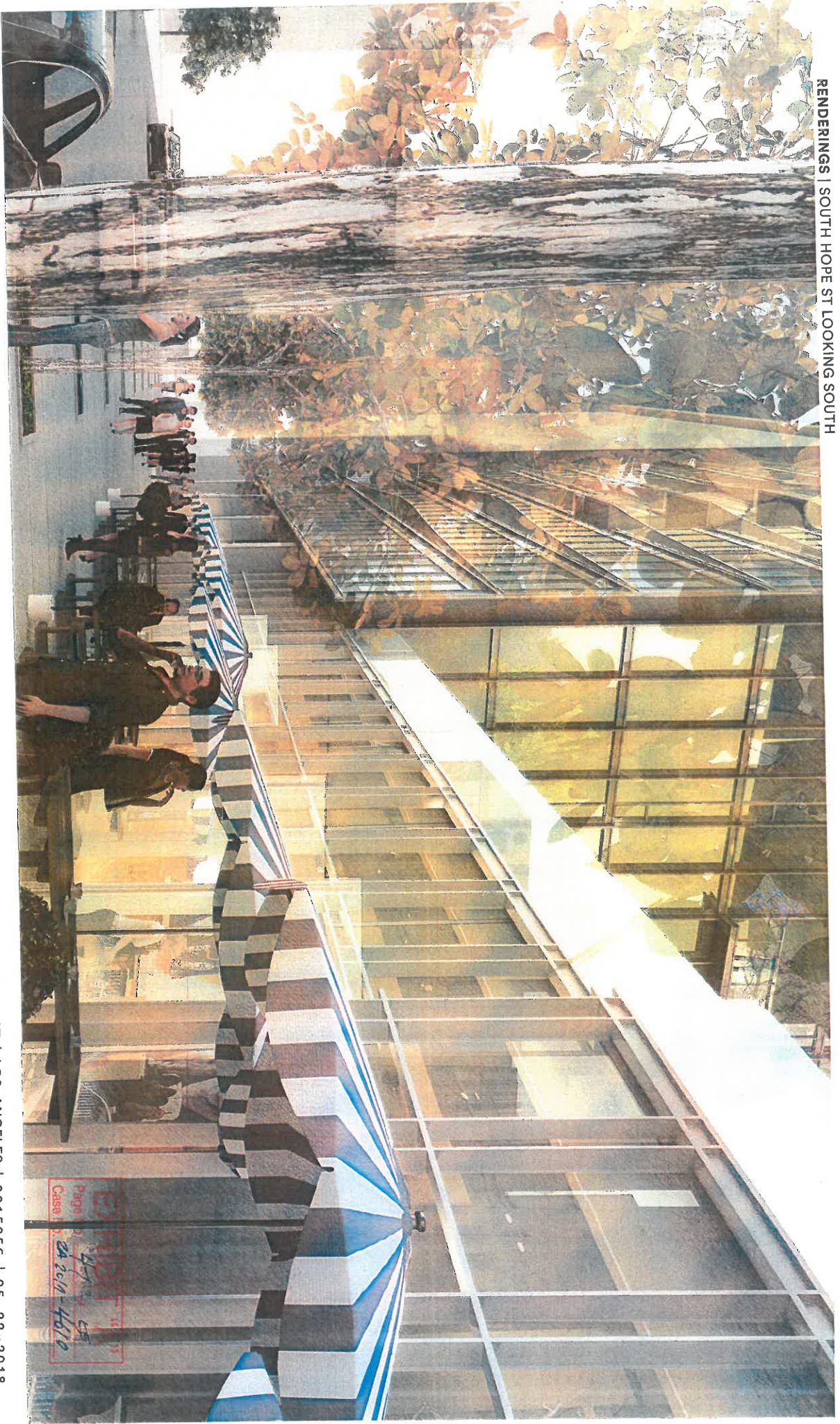
EXHIBIT "A"
 Page No. 46 of 57
 Case No. 2A2007-4610



© 2017 SOLOMON CORDWELL BUENZ

FOREST CITY

PRELIMINARY ENTITLEMENTS PACKAGE | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05-22-2018



© 2017 SOLOMON CORDWELL BUENZ

FOREST CITY

PRELIMINARY ENTITLEMENTS PACKAGE | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05-22-2018

Page 46 of 46
 Case 1:18-cv-01000-14
 24 2/11 - 46/12



© 2017 SOLOMON CORDWELL BUENZ

FOREST CITY

PRELIMINARY ENTITLEMENTS PACKAGE | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05-22-2018

EXHIBIT "A"
Page No. 48 of 59
Case No. 24-2017-4810

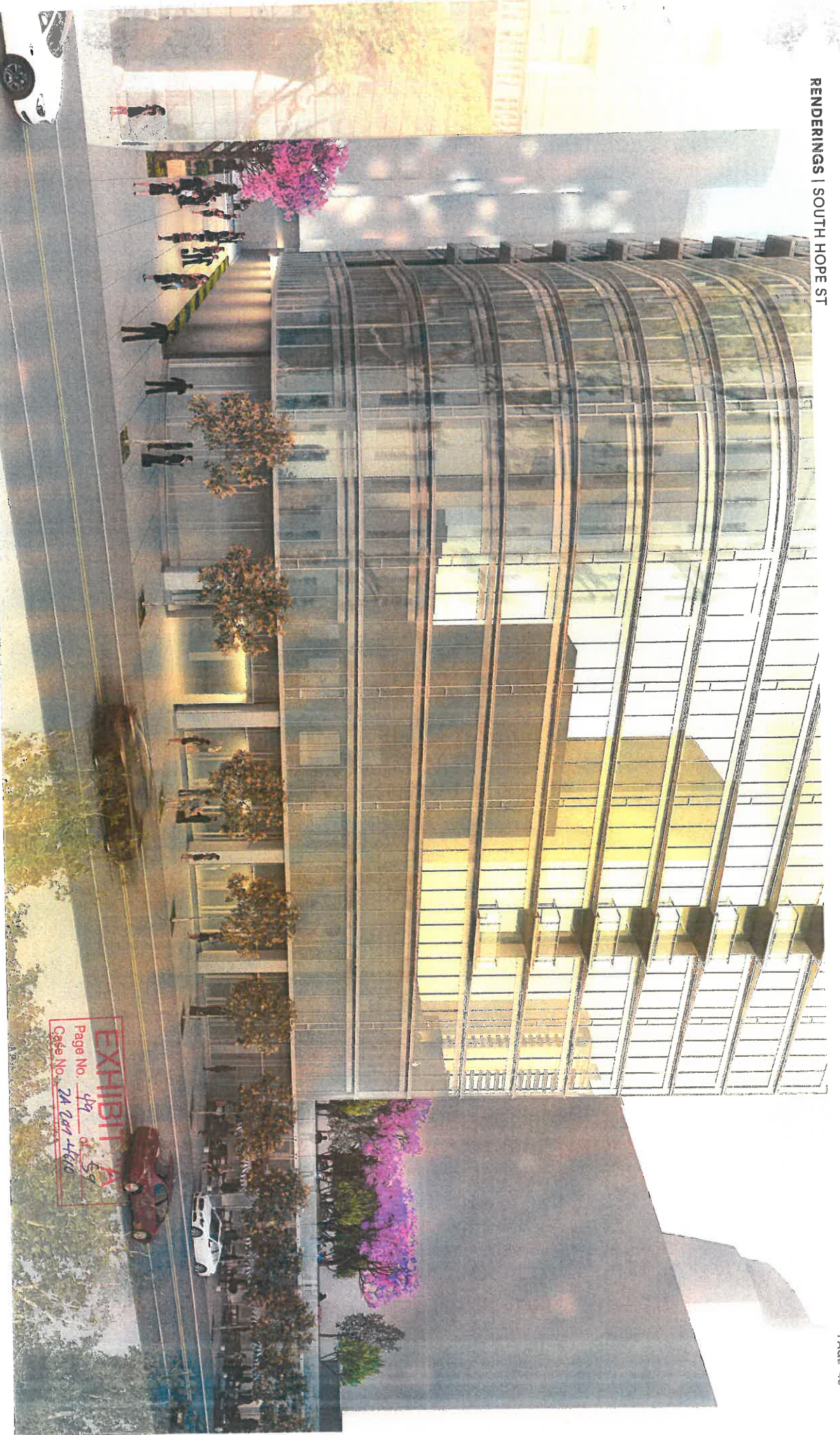
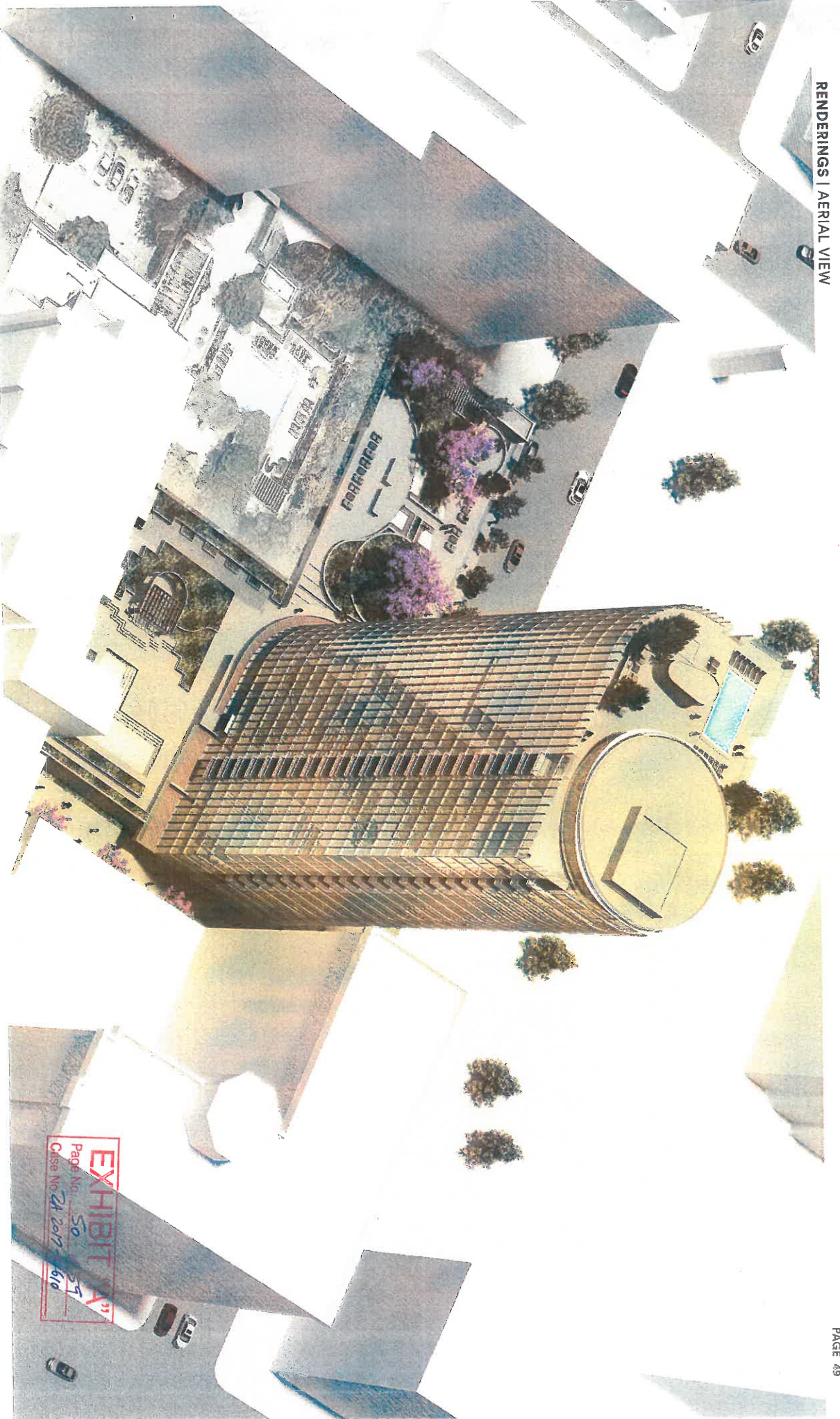


EXHIBIT A
Page No. 48 of 57
Case No. 24 201 4610

SCB © 2017 SOLOMON CORDWELL BUENZ FOREST CITY

PRELIMINARY ENTITLEMENTS PACKAGE | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05-22-2018

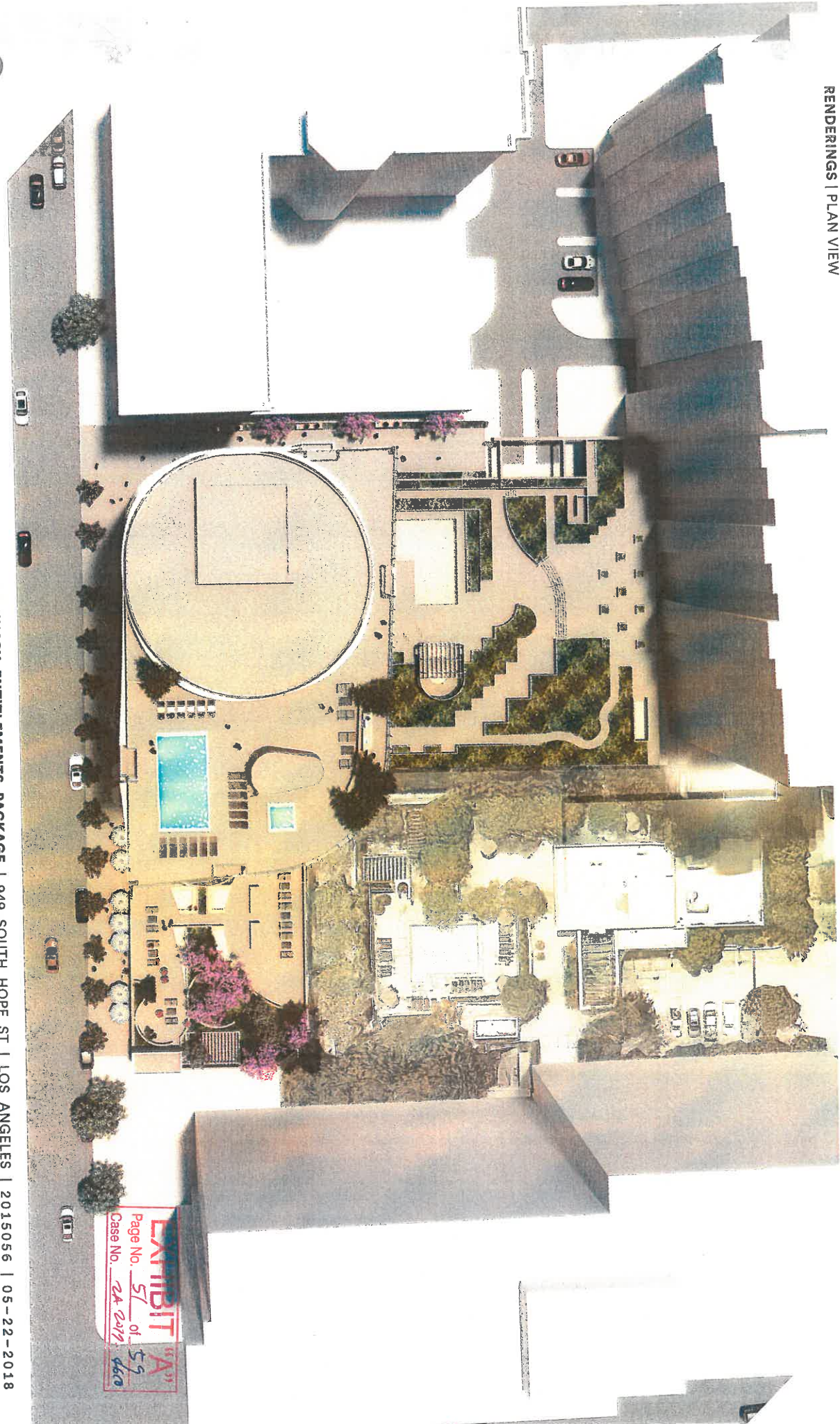


© 2017 SOLOMON CORDWELL BUENZ

FOREST CITY

PRELIMINARY ENTITLEMENTS PACKAGE | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05-22-2018

EXHIBIT 'A'
 Page No. 50 of 57
 Case No. 21 2017 610



©2017 SOLOMON CORDWELL BUENZ FOREST CITY

PRELIMINARY ENTITLEMENTS PACKAGE | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05-22-2018

EXHIBIT "A"
 Page No. 57 of 59
 Case No. 24 2017 dbca

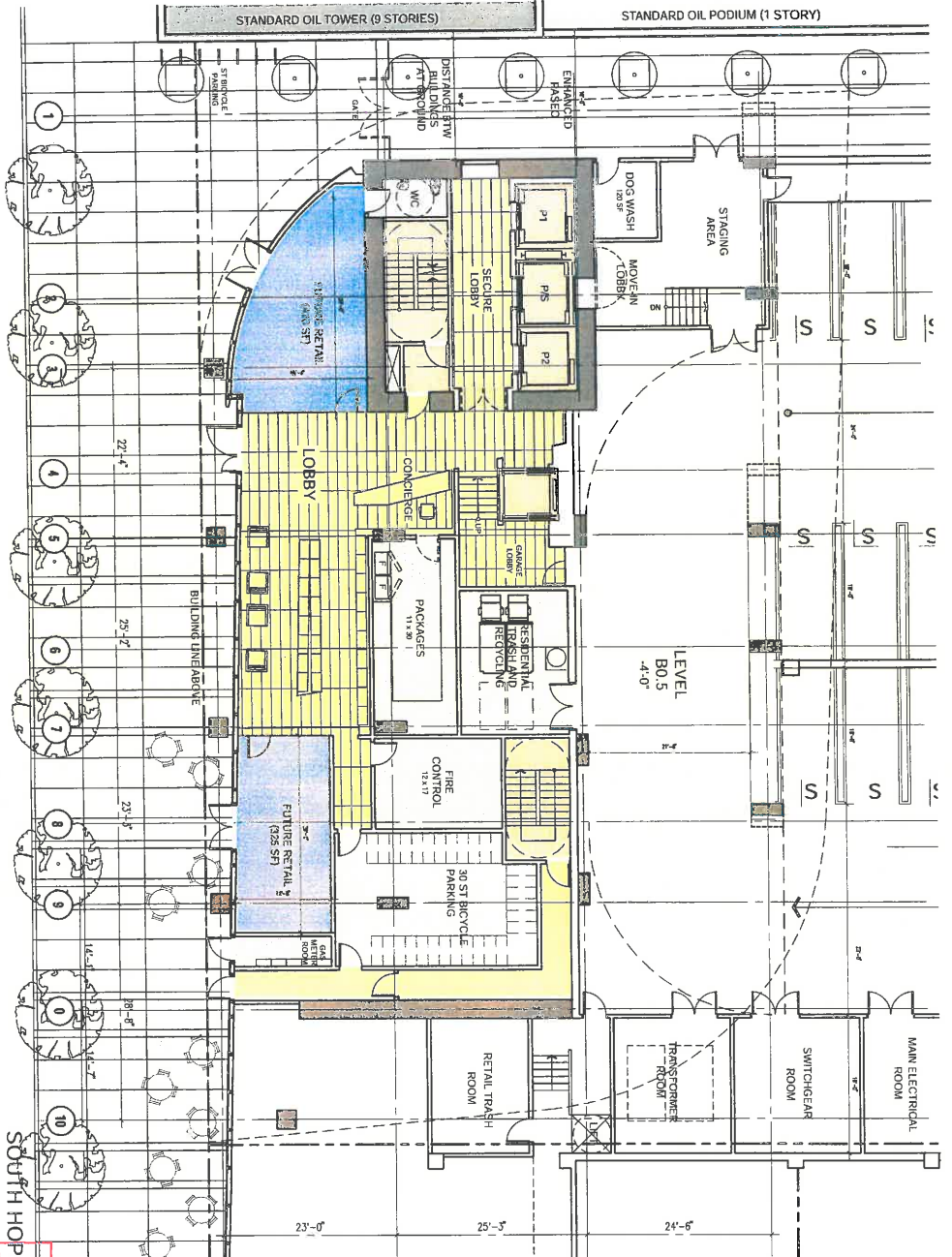
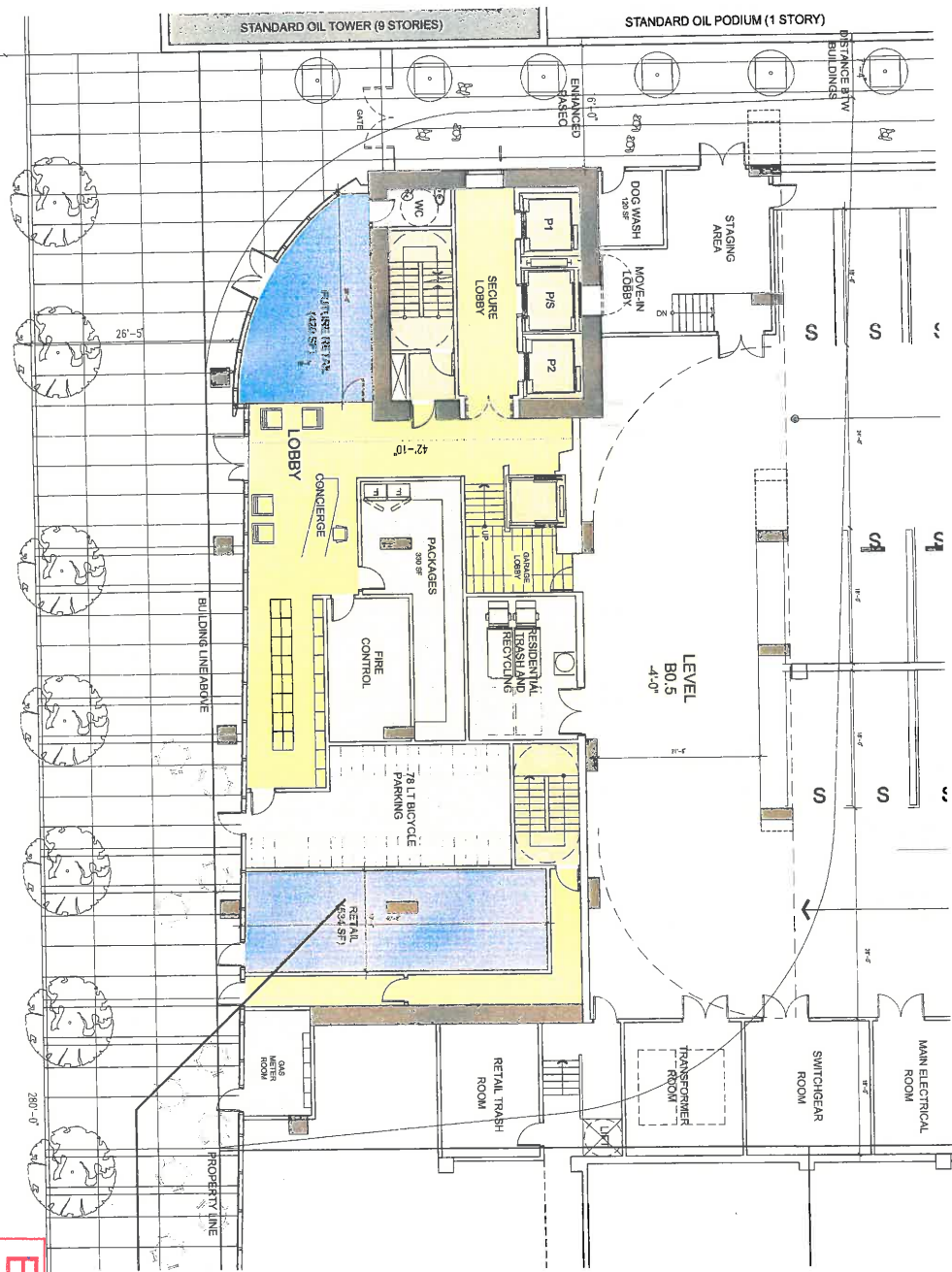
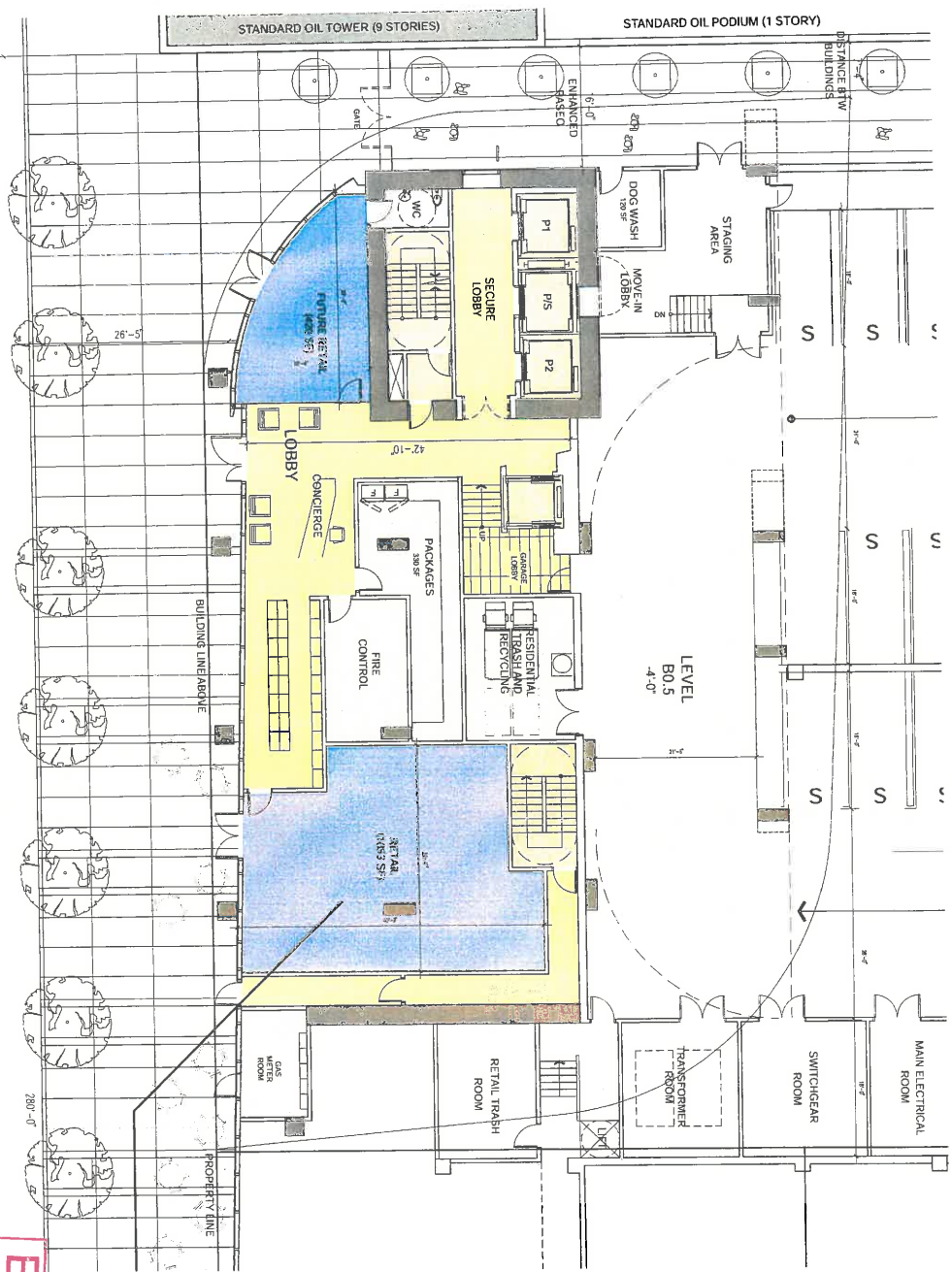


EXHIBIT "A"
 Page No. 52 of 59
 Case No. 24 2017-4610



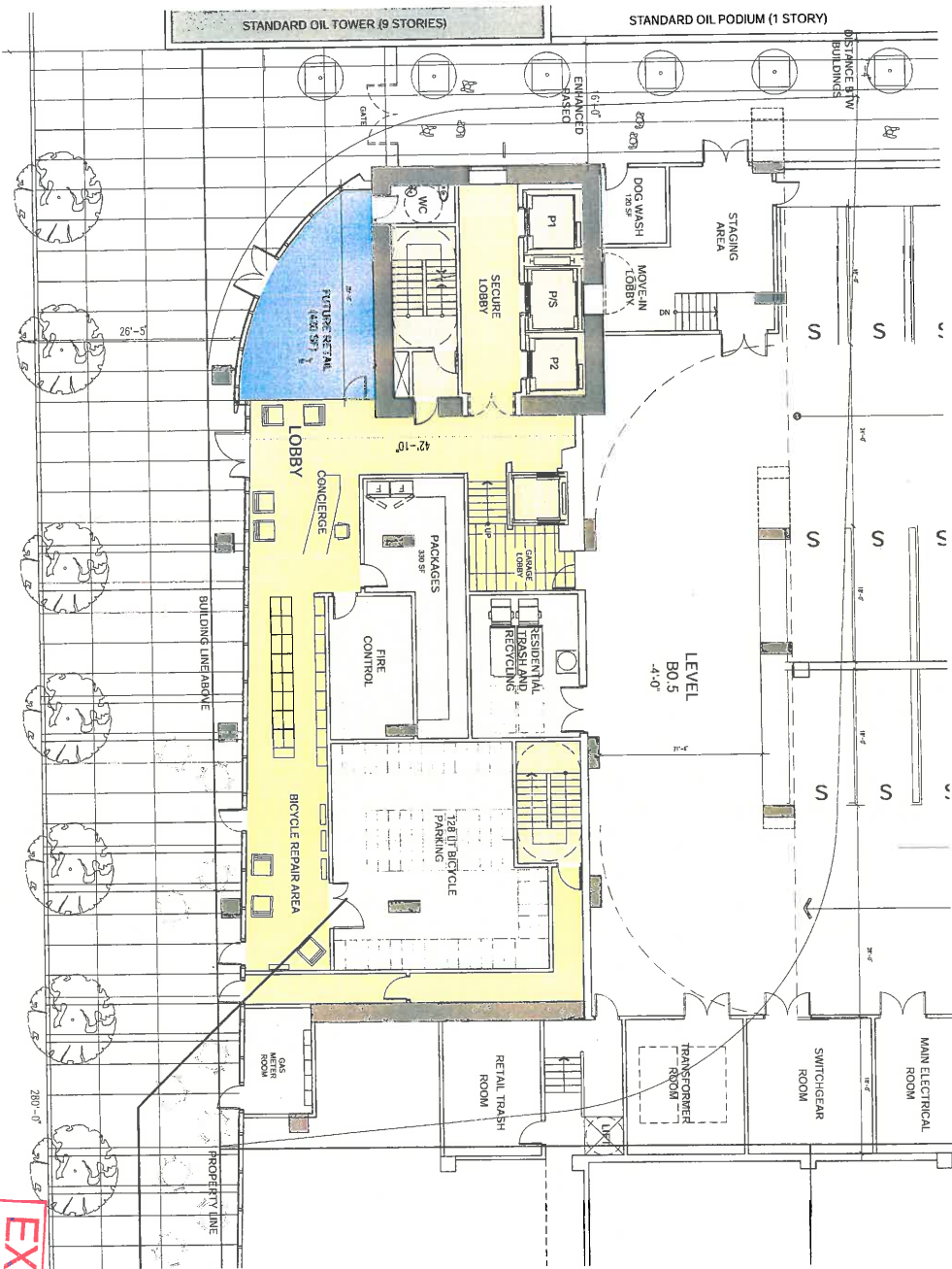
RETAIL AND BIKE ROOM
DIVIDE REMAINING SPACE

EXHIBIT "A"
Page No. 53 of 59
Case No. 2A 2017-4610



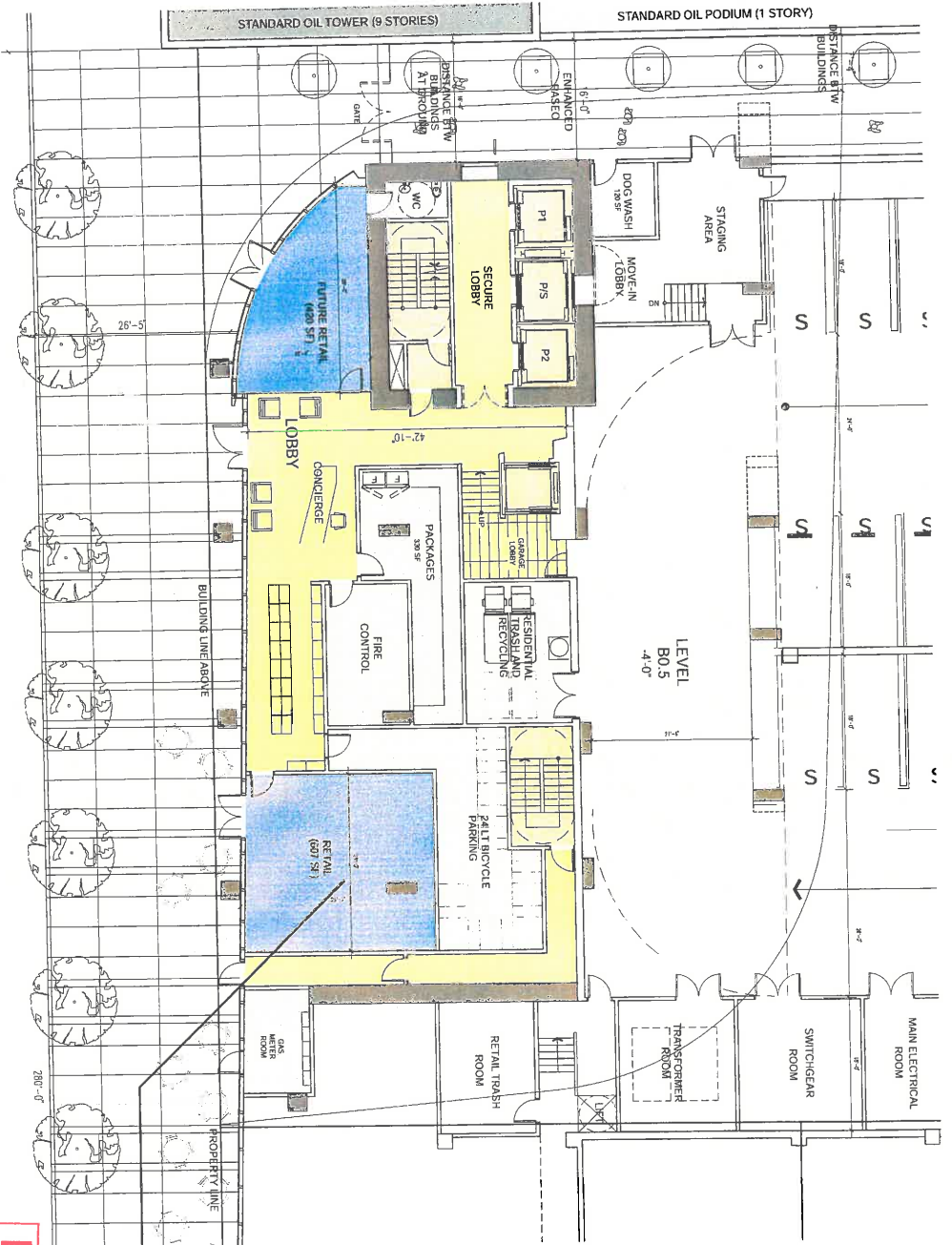
RETAIL TAKES UP
REMAINING SPACE

EXHIBIT "A"
Page No. 53 of 59
Case No. 24-2017-4110



BIKE ROOM TAKES UP REMAINING SPACE

EXHIBIT "A"
 Page No. 55 of 59
 Case No. 24 2017-4610



RETAIL AND BIKE ROOM
DIVIDE REMAINING SPACE

EXHIBIT "A"
Page No. 56 of 59
Case No. 24 2017-4440



© 2017 SOLOMON CORDWELL BUENZ

FOREST CITY

ENTITLEMENTS PACKAGE ADDENDUM | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05-22-2018

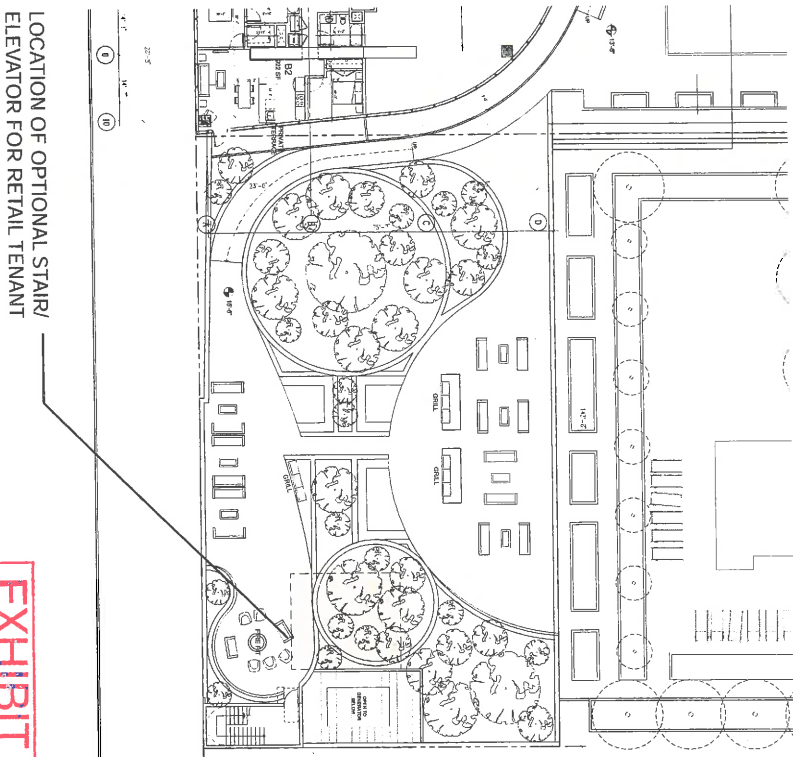
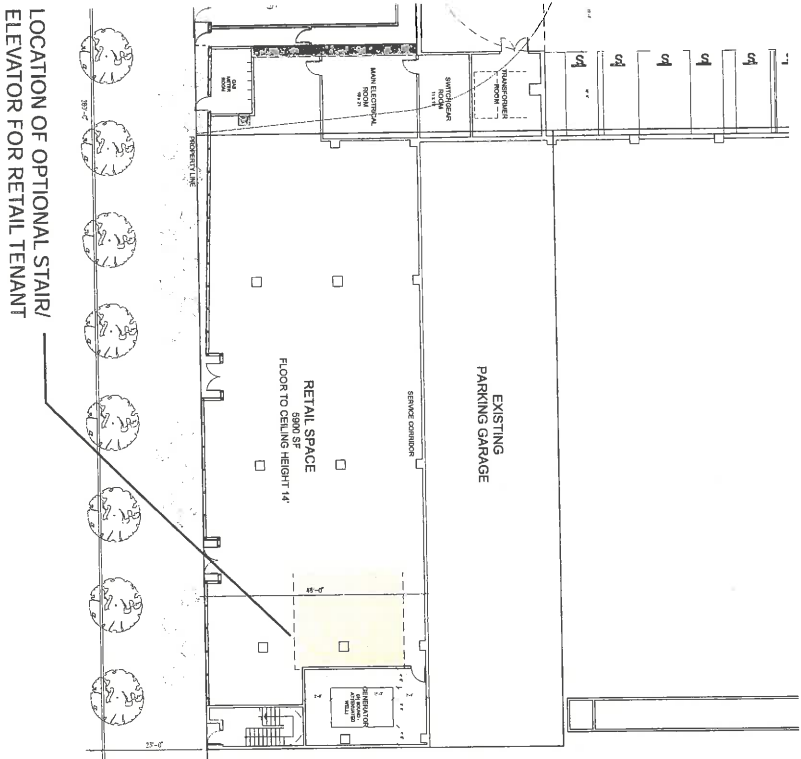


EXHIBIT "A"
 Page No. 57 of 59
 Case No. 24-2017-4610

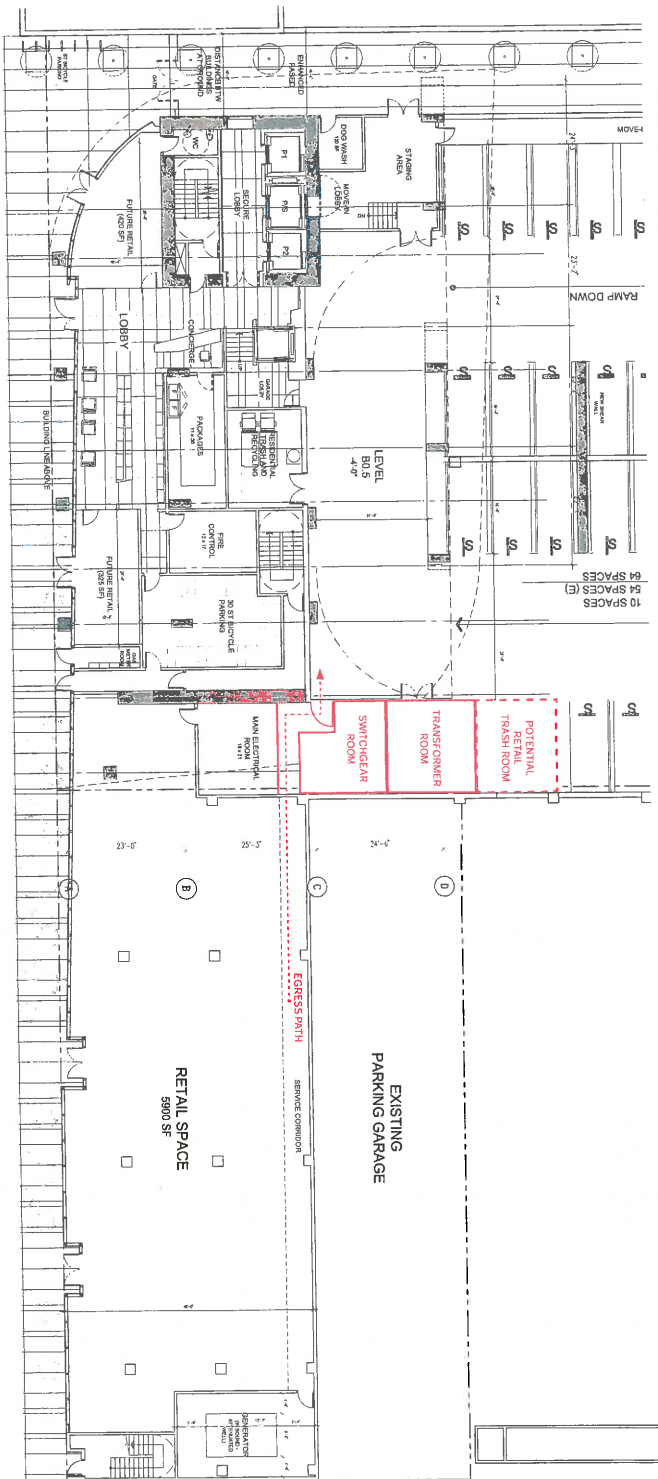


© 2017 SOLOMON CORDWELL BUENZ

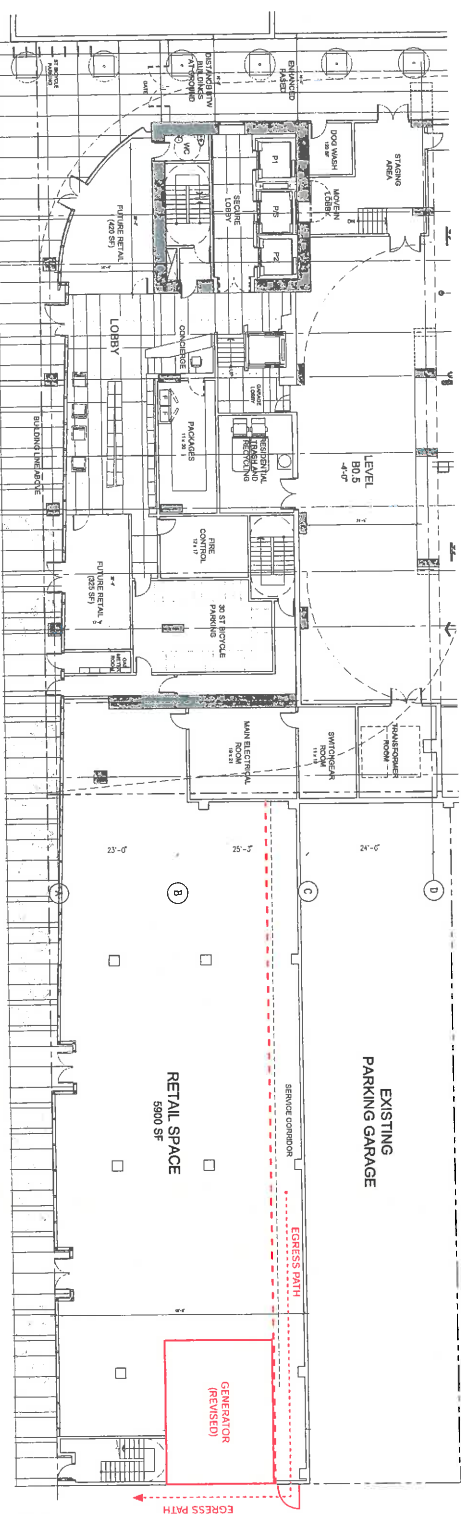
FOREST CITY

ENTITLEMENTS PACKAGE ADDENDUM | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05-22-2018

EGRESS DIAGRAMS | RETAIL SPACE EGRESS



OPTION 1 - DIRECT ACCESS TO PARKING GARAGE



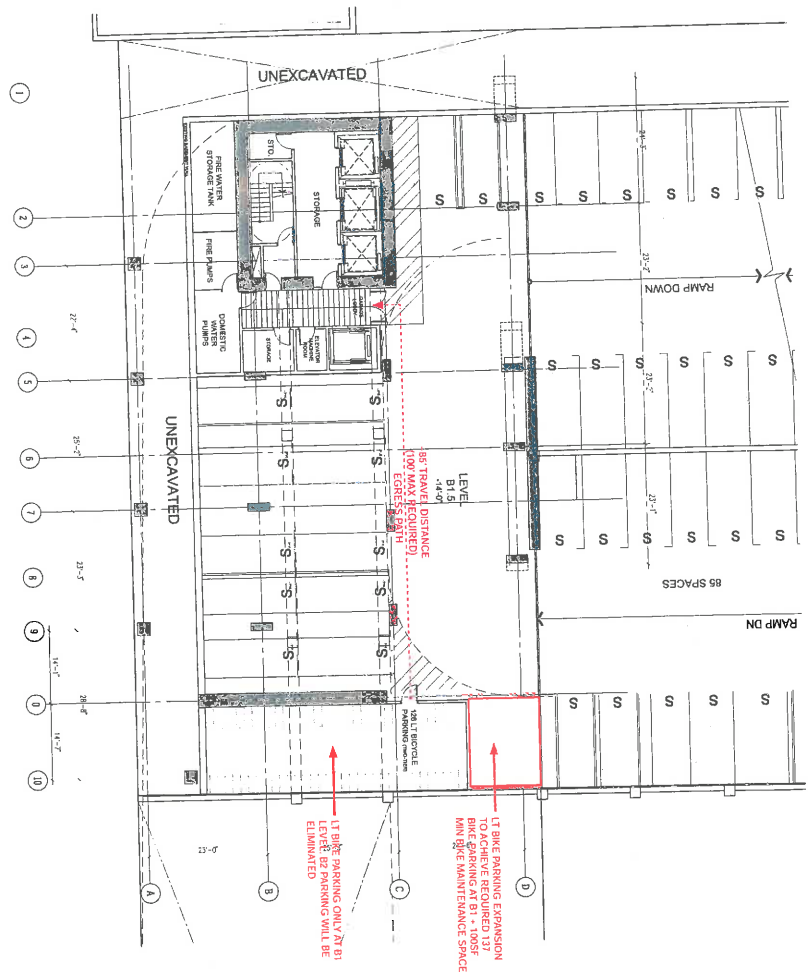
OPTION 2 - DIRECT ACCESS TO PARKING GARAGE

EXHIBIT "A"
 Page No. 58 of 59
 Case No. 24-2017-4610

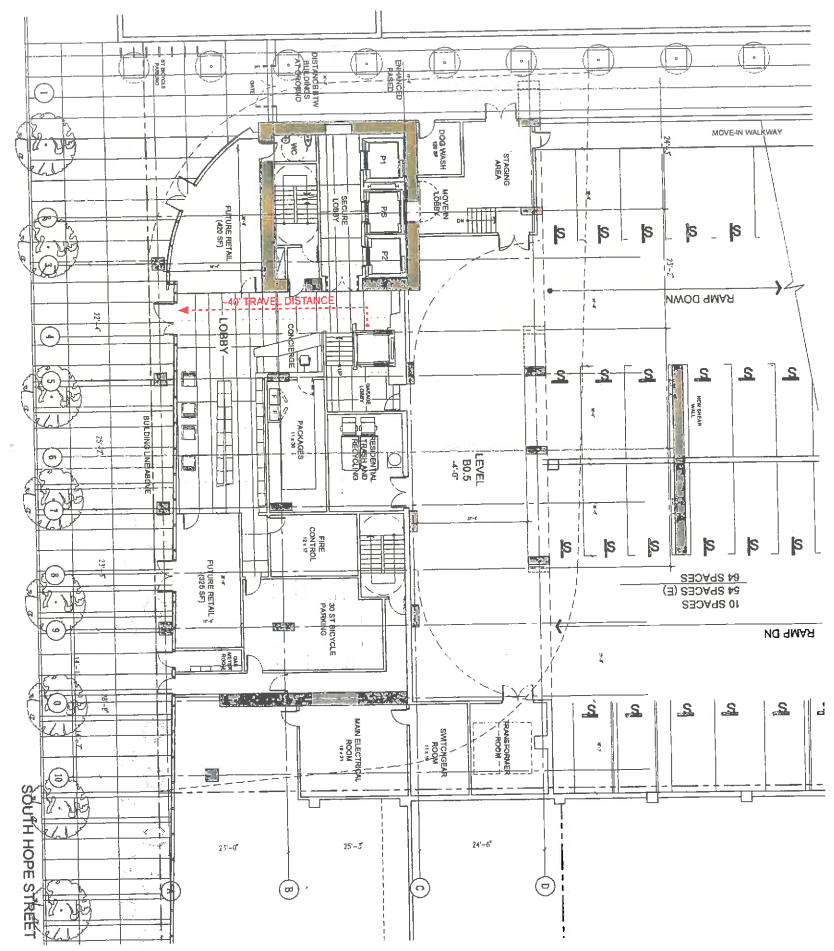


© 2017 SOLOMON CORDWELL BUENZ FOREST CITY

ENTITLEMENTS PACKAGE ADDENDUM | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05--22--2018



LEVEL B1



GROUND FLOOR

EXHIBIT "A"
 Page No. 59 of 57
 Case No. 24-2011-14614

MASTER LAND USE APPLICATION



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA 2017-4610-CU-MCWP-SPR
 Env. Case Number ENV-2017-3933-EAF
 Application Type _____
 Case Filed With (Print Name) Steve Kim Date Filed 11/8/17

Application includes letter requesting:
 Waived hearing
 Concurrent hearing
 Hearing not be scheduled on a specific date (e.g. vacation hold)
 Related Case Number VTT-78252

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address¹ 615 W Olympic Blvd, 949 S Hope St, 950 S Flower St, 600 W 9th St Unit/Space Number _____
 Legal Description² (Lot, Block, Tract) Lot 1 and 2 of Tract 40679-C
 Assessor Parcel Number 5138-001-020 to 5138-001-256 Total Lot Area 156,507.0 sf

2. PROJECT DESCRIPTION

Present Use Multi Family Residential and Commercial
 Proposed Use Multi Family Residential and Commercial
 Project Name (if applicable) _____
 Describe in detail the characteristics, scope and/or operation of the proposed project Site Plan Review, Master Conditional Use Permit for alcohol, and Conditional Use Permit for transient occupancy residential structure to allow a 27-story, 274-foot, 236-unit residential tower with retail and restaurant uses on the ground floor. (see Attachment A)
 Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
- Site has existing buildings (provide copies of building permits)
- Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g. school, park)
- Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: 251,222 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 15 – Demolish(ed)³ 15 + Adding 236 = Total 236
 Number of Affordable Units⁴ Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____
 Number of Market Rate Units Existing 15 – Demolish(ed) 15 + Adding 236 = Total 236
 Mixed Use Projects, Amount of Non-Residential Floor Area: 6,699 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? N/A ft.
 If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section LAMC 16.05 Section from which relief is requested (if any): _____
 Request: Site Plan Review to allow the development of a project with 236 dwelling units.

Authorizing section LAMC 12.24.W24 Section from which relief is requested (if any): _____
 Request: Conditional Use Permit to allow transient occupancy residential structure in R5.

Authorizing section LAMC 12.24.S Section from which relief is requested (if any): _____
 Request: A 20% reduction in parking requirements.

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO
If YES, list all case number(s) ZAI-557, ZA-1980-410, ZA-1982-178, and ZA-1986-1390-ZV.

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

- | | |
|---|--|
| Case No. _____ | Ordinance No.: _____ |
| <input type="checkbox"/> Condition compliance review | <input type="checkbox"/> Clarification of Q (Qualified) classification |
| <input type="checkbox"/> Modification of conditions | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans | <input type="checkbox"/> Amendment to T (Tentative) classification |
| <input type="checkbox"/> Renewal of entitlement | |
| <input type="checkbox"/> Plan Approval subsequent to Master Conditional Use | |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO
Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

Applicant filed a Vesting Tentative Tract Map (VTT-78252) on September 28, 2017.

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

- Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO
- Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO
- Development Services Case Management Number _____
- Building and Safety Plan Check Number _____
- Bureau of Engineering Planning Referral (PCRF) _____
- Bureau of Engineering Hillside Referral _____
- Housing and Community Investment Department Application Number _____
- Bureau of Engineering Revocable Permit Number _____
- Bureau of Sanitation, Low Impact Development (LID) Referral _____
- Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Forest City Southpark Two, LLC

Company/Firm _____

Address: 949 S. Hope Street Unit/Space Number 100

City Los Angeles State CA Zip Code: 90015

Telephone (213) 488-0010 E-mail: _____

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name Jerry Neuman and Andrew Brady

Company/Firm DLA Piper LLP (US)

Address: 633 W. 5th Street Unit/Space Number 3200

City Los Angeles State CA Zip: 90071

Telephone (213) 694-3108 E-mail: andrew.brady@dlapiper.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____

Date 11/2/17

Print Name Kevin Ratner

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On November 2, 2017 before me, Noe Rafael Ortega Jr. Notary Public
(Insert Name of Notary Public and Title)

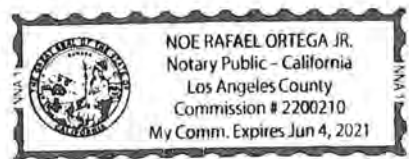
personally appeared Kevin Rutzner who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf on which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Noe Ortega
Signature

(Seal)

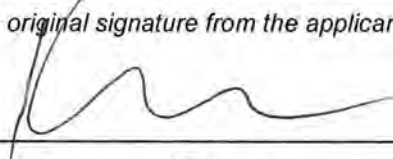


APPLICANT

10. APPLICANT DECLARATION. A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature:  _____

Date: 11/2/17 _____

Print Name: Kevin Ratner _____

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

EXPEDITED PERMIT FEE AGREEMENT

Section 19.01-W LAMC

City of Los Angeles - Department of City Planning

ENTITLEMENT

REQUEST(S): PRELIMINARY PARCEL MAP; SITE PLAN REVIEW AND ZA APPROVALS

Project Address: 949 S. Hope Street

I hereby promise to pay all expenses for additional cost and physical resources necessary to expedite the permit process for the above development project. I understand that the expedited service charges are in addition to and separate from the fees charged elsewhere in the L.A. Municipal Code. **I also understand that the initial fee of \$12,000 is a deposit, and I agree to pay any additional costs that exceed this deposit to the City of Los Angeles** for Planning Department Staff as well as other City Departments for time used to expedite the subject case(s), including any costs accrued during any appeal(s) of the subject case(s). I am well informed that the processing of the case may be placed on hold if an invoice billing for the excessive costs becomes past due. In the event that the property is sold, I understand that I am still responsible for any costs accrued until such time as the new property owners accept responsibility of fees in writing by filling a new Expedited Permit Fee Form with the Planning Department.

Initial Deposit: \$12,000

COMPANY/OWNER/APPLICANTS AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee, or authorized agent of the owner or lessee with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes, lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. The undersigned has read and accepted the above statement.

Owner/Applicant: [Signature]

Telephone No.: _____

Print Address: 949 S. Hope St. #100

For Owner/Applicant Authorized Signature Only:
Subscribed and sworn before me this (date):

Los Angeles, CA 90015

_____ in the County of _____

Telephone No.: (213) 488-0010

State of California

PLEASE SEE ATTACHMENT NOTARY PUBLIC.

Authorized Signature: _____

Notary Public

Print Name: _____

Stamp: _____

Email Address: _____

Date: _____

*Please note that the information listed above will be used for billing purposes. Please do not use a P.O. Box as the address.

Representative: _____

Accepted By Expedited Processing Section

Contact: _____

Signature: [Signature]

Print Address: _____

September 19, 2017

(The application must be filed within 90 days of the date referenced above.)

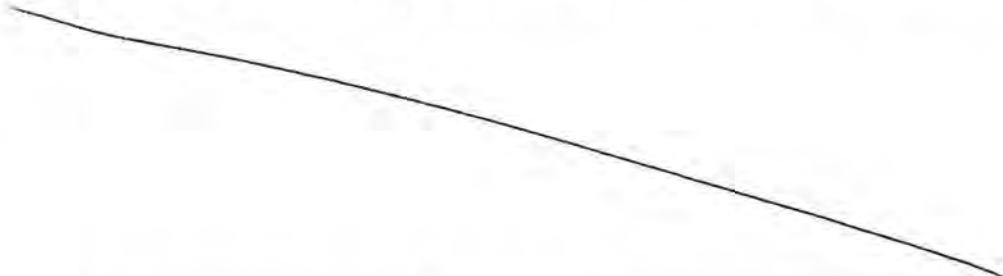
See the reverse for additional requirements.

ORIGINAL EPS STAFF SIGNATURE REQUIRED FOR FILING

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)



Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

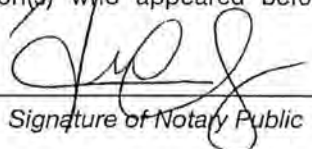
State of California
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me
 on this 22 day of September, 2017,
 by Kevin Ratner
Date Month Year

(1) Kevin Ratner

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature 
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Permit Agreement Document Date: 09/22/17
 Number of Pages: 1 Signer(s) Other Than Named Above: _____

EXPEDITED PERMIT FEE AGREEMENT

Section 19.01-W LAMC

City of Los Angeles - Department of City Planning

ENTITLEMENT

REQUEST(S): PRELIMINARY PARCEL MAP; SITE PLAN REVIEW AND ZA APPROVALS

Project Address: 949 S. Hope Street

I hereby promise to pay all expenses for additional cost and physical resources necessary to expedite the permit process for the above development project. I understand that the expedited service charges are in addition to and separate from the fees charged elsewhere in the L.A. Municipal Code. **I also understand that the initial fee of \$12,000 is a deposit, and I agree to pay any additional costs that exceed this deposit to the City of Los Angeles** for Planning Department Staff as well as other City Departments for time used to expedite the subject case(s), including any costs accrued during any appeal(s) of the subject case(s). I am well informed that the processing of the case may be placed on hold if an invoice billing for the excessive costs becomes past due. In the event that the property is sold, I understand that I am still responsible for any costs accrued until such time as the new property owners accept responsibility of fees in writing by filing a new Expedited Permit Fee Form with the Planning Department.

Initial Deposit: \$12,000

COMPANY/OWNER/APPLICANTS AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee, or authorized agent of the owner or lessee with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes, lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- The undersigned has read and accepted the above statement.

Owner/Applicant: _____

Print Address: _____

Telephone No.: _____

Authorized Signature: _____

Print Name: _____

Email Address: _____

Date: _____

*Please note that the information listed above will be used for billing purposes. Please do not use a P.O. Box as the address.

Representative: _____

Contact: _____

Print Address: _____

Telephone No.: _____

For Owner/Applicant Authorized Signature Only:
Subscribed and sworn before me this (date):

_____, in the County of _____,

State of California

Notary Public

Stamp:

Accepted By Expedited Processing Section

Signature: 

September 19, 2017

(The application must be filed within 90 days of the date referenced above.)

See the reverse for additional requirements.

ORIGINAL EPS STAFF SIGNATURE REQUIRED FOR FILING



APPLICATIONS:

SITE PLAN REVIEW SUPPLEMENTAL APPLICATION

Case No. DIR ZA 2017-4610 SPR

Project Name / Address 949 S Hope Street

SITE PLAN REVIEW APPROVAL IS REQUESTED FOR:

- A development project that results in an increase of 50,000 gross square feet of non-residential floor area.
- A development project that results in an increase of 50 or more dwelling units and/or guest rooms.
- A change of use to a fast food establishment resulting in a net increase of 500 or more average daily vehicle trips as determined by the Department of Transportation.
- A change of use other than to a fast-food establishment resulting in a net increase of 1,000 or more average daily vehicle trips as determined by the Department of Transportation.
- A single-family residential development with a cumulative Residential Floor Area of 17,500 square feet or larger located in the Hillside Construction Regulation "HCR" Supplemental Use District.

Project Description - Describe the project, listing the component uses and their floor area and/or dwelling units, for both the existing development and the total proposed project.

Height: 274 Feet 27 Stories

PROJECT Uses	NON-RESIDENTIAL FLOOR AREA (List each USE on 1st line and Square Feet below)			RESIDENTIAL OR HOTEL (Dwelling Units/Guest Rooms)		TOTAL SQUARE FEET
	Commercial	Office		Units/Rooms	Square Feet	
Existing Development	17,127	143,898		486	532,153	693,178
Demolition (&)	0	143,898		15	?	143,898
New Construction (%)	6,699	0		236	244,523	251,222
Net Change (√)	+6,699	-143,898		+221	+244,523	251,222
Total Project	23,826	-143,898		707	776,676	800,502

* Floor area based on assessor's numbers and building permit numbers.

RESIDENTIAL DWELLINGS For Parking Calculation (New Construction Only)	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)			Within 1,500 Feet of a Mass Transit Station or Major Bus Route ?
		Less Than 3	3 Rooms	More than 3	
Standard	236	118	70	48	Yes
Senior Citizen	0	0	0	0	
Affordable (LAMC 12.22A25d)	0	0	0	0	Yes

PARKING (All Projects)	EXISTING PARKING SPACES	PROPOSED PROJECT	
		Spaces Required (LAMC 12.21A4)	Spaces Provided
	440	162	180

Does the Project have existing non-conforming parking rights?

Yes (Explain) No

Is any portion within a parking structure?

Yes (Describe) No

Parking in existing underground garage with 440 spaces.

RESIDENTIAL DWELLINGS For Open Space Calculation (New Construction Only)	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)		
		Less Than 3	3 Rooms	More than 3
	236	188	48	0

OPEN SPACE (LAMC 12.21G) For Residential Projects	REQUIRED (Square Feet)	PROVIDED (Square Feet)	% OF TOTAL PROVIDED
Private Open Space	N/A	4,600	
Common Open Space	N/A	18,650	
Landscaped Area in Common Open Space	N/A	3,485	
Total Open Space	25,350	26,735	100 %

(New Construction Only)

Identify each area of useable Open Space on the Site Plan and/or Floor Plans, including the square footage of each area and calculations used to achieve the figures listed above.

Describe Recreational Amenities:

Roof deck, podium amenity deck, barbeque area, lounge area, fitness center, dog wash, and swimming pool.

Site Plan Review Findings:

A Site Plan Review determination requires the decision-maker to make findings relative to the project request. The applicant must assist the decision-maker by attaching information supporting the following findings:

1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.
2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.
3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. **RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

2. **FINDINGS (on a separate sheet)**
 - a. **General Conditional Use**
 - i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
 - ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
 - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

 - b. **Additional Findings**
 - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? 251,222 sf
- b. What is the total square footage of the space the establishment will occupy? 4,483 sf
- c. What is the total occupancy load of the space as determined by the Fire Department? N/A
- d. What is the total number of seats that will be provided indoors? TBD Outdoors? TBD
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Yes
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? public right-of-way
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? No
- g. Are you adding floor area? Yes If yes, how much is enclosed? 3,000 sf Outdoors? 1,483 sf

h. Parking

- i. How many parking spaces are available on the site? 440
- ii. Are they shared or designated for the subject use? shared
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? 0
- iv. Have any arrangements been made to provide parking off-site? N/A
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.
 - 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
 - 3. Will valet service be available? No Will the service be for a charge? N/A
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am
Proposed Hours of Alcohol Sale	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: No.

Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

- c. Will there be minimum age requirements for entry? No. If yes, what is the minimum age requirement and how will it be enforced? N/A

- d. Will there be any accessory retail uses on the site? No What will be sold? N/A

e. **Security**

- i. How many employees will you have on the site at any given time? TBD

- ii. Will security guards be provided on-site? TBD

1. If yes, how many and when? TBD

- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? full-line

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? Yes

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? Yes

2. Will alcohol be sold without a food order? No

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No

4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No

- a. If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Yes

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? N/A

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? Yes
1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.*

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. **RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

2. **FINDINGS (on a separate sheet)**
 - a. **General Conditional Use**
 - i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
 - ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
 - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - b. **Additional Findings**
 - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? 251,222 sf
- b. What is the total square footage of the space the establishment will occupy? 2,763.5 sf
- c. What is the total occupancy load of the space as determined by the Fire Department? N/A
- d. What is the total number of seats that will be provided indoors? TBD Outdoors? TBD
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Yes
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? public right-of-way
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? No
- g. Are you adding floor area? Yes If yes, how much is enclosed? 1,849.5 sf Outdoors? 914 sf

h. Parking

- i. How many parking spaces are available on the site? 440
- ii. Are they shared or designated for the subject use? shared
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? 0
- iv. Have any arrangements been made to provide parking off-site? N/A
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
- 3. Will valet service be available? No Will the service be for a charge? N/A
 - i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
 - j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am
Proposed Hours of Alcohol Sale	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: No.

Note: *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. Will there be minimum age requirements for entry? No. If yes, what is the minimum age requirement and how will it be enforced? N/A

- d. Will there be any accessory retail uses on the site? No What will be sold? N/A

e. **Security**

- i. How many employees will you have on the site at any given time? TBD

- ii. Will security guards be provided on-site? TBD

1. If yes, how many and when? TBD

- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? beer and wine

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? Yes

2. Will alcohol be sold without a food order? No

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No

4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No

- a. If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Yes

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? N/A

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? Yes
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
 - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS (CP-7810)*. Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

1. **RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

2. **FINDINGS (on a separate sheet)**
 - a. **General Conditional Use**
 - i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
 - ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
 - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
 - b. **Additional Findings**
 - i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
 - iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? 251,222 sf
- b. What is the total square footage of the space the establishment will occupy? 2,763.5 sf
- c. What is the total occupancy load of the space as determined by the Fire Department? N/A
- d. What is the total number of seats that will be provided indoors? TBD Outdoors? TBD
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Yes
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? public right-of-way
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? No
- g. Are you adding floor area? Yes If yes, how much is enclosed? 1,849.5 sf Outdoors? 914 sf

h. Parking

- i. How many parking spaces are available on the site? 440
- ii. Are they shared or designated for the subject use? shared
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? 0
- iv. Have any arrangements been made to provide parking off-site? N/A
 - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
- 3. Will valet service be available? No Will the service be for a charge? N/A
 - i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes
 - j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am
Proposed Hours of Alcohol Sale	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am	7am-2am

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: No.

Note: *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. Will there be minimum age requirements for entry? No. If yes, what is the minimum age requirement and how will it be enforced? N/A

- d. Will there be any accessory retail uses on the site? No What will be sold? N/A

e. **Security**

- i. How many employees will you have on the site at any given time? TBD

- ii. Will security guards be provided on-site? TBD

1. If yes, how many and when? TBD

- iii. Has LAPD issued any citations or violations? No If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? beer and wine

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? Yes

2. Will alcohol be sold without a food order? No

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No

4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No

- a. If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Yes

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? N/A

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? Yes

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.

b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

I. ACTIONS REQUESTED

Forest City Southpark Two, LLC ("the Applicant") requests the following discretionary approvals:

- 1) Pursuant to Los Angeles Municipal Code ("LAMC") Section 16.05, a Site Plan Review to allow the construction of a 251,222-square-foot ("sf"), 27-story, 274-foot-tall, 236-unit residential tower atop a 17-foot-tall podium with retail and restaurant uses on the ground floor.
- 2) Pursuant to LAMC Section 12.24.W.24(c), a Conditional Use Permit to allow the construction of a transient occupancy residential structure in the R5 Zone.
- 3) Pursuant to LAMC Section 12.24.S, a 20% reduction in parking requirements pursuant to LAMC as a part of the Conditional Use Permit approval.
- 4) Pursuant to LAMC Section 12.24.W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an establishment with hours of operation from 7:00 a.m. to 2:00 a.m., and to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with two establishments with hours of operation from 7:00 a.m. to 2:00 a.m. The three restaurant spaces would have a combined floor area of 10,010 sf that consists of 6,699 sf of indoor area and 3,311 sf of outdoor dining area.
- 5) Deviation from the Advisory Agency's Residential Parking Policy No. AA 2000-1 to allow Code required parking on-site.

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

II. PROJECT DESCRIPTION

Forest City Southpark Two, LLC (the "Applicant") proposes the construction of a 251,222-sf, 27-story, 274-foot-tall, 236-unit residential tower atop a 17-foot-tall podium with retail and restaurant uses on the ground floor at 949 S. Hope Street (the "Project"). To facilitate the Project, the Applicant seeks a Site Plan Review as the Project results in an increase of 50 or more dwelling units, a Conditional Use Permit to allow the construction of a transient occupancy residential structure in the R5 zone, a 20% reduction in parking requirements as a part of the Conditional Use Permit approval, a Master Conditional Use Permit to allow the sale and dispensing of alcoholic beverages of onsite consumption, and a deviation from the Advisory Agency's Residential Parking Policy No. AA 2000-1 so that Code required parking may be allowed onsite.

Project Location and Zoning

The subject site is located at 949 S. Hope Street within the South Park community of downtown Los Angeles (the "Subject Site"). The Subject Site is zoned [Q]R5-4D and has a General Plan Land Use designation of High Density Residential per the Central City Community Plan. Height District No. 4 permits a floor area ratio ("FAR") of up to 13:1; however, the "D" limitation limits the FAR to a maximum of 6:1 unless additional floor area is permitted through a Transfer of Floor Area ("TFAR"). The "[Q]" Condition allows commercial uses provided the floor area for commercial uses does not exceed a 2:1 FAR.

Current Site Condition

The project site is located on a portion of the collection of contiguous parcels owned by the Applicant (the "Overall Site"). The Overall Site is comprised of Lot 1 and 2 of the Stilson's Subdivision of Block 64 Ord's Survey.

Lot 1, with Assessor's Parcel Number ("APN") 5138-001-020 to 5138-001-255, is located on the north side of the block on 9th Street between S. Flower Street and S. Hope Street. The parcel is approximately 83,402 sf in size. According to building permit 1981LA31454, the parcel is currently developed with the 14-story Skyline condominium building with approximately 300,329 sf of floor area. The Applicant does not own the condominium building, parking structure, or building amenities and infrastructure, which is owned by the building's Homeowner's Association. The required 366 parking spaces for the condominium residential units are provided on the same lot within an existing parking subterranean structure. Lot 1 also contains one half of a 3-story, 15-unit residential and office building along S. Hope Street that is located partially on Lot 1 and partially on Lot 2, described below. The parcel is contiguous with Lot 2 of the Stilson's Subdivision of Block 64 Ord's Survey and the Applicant, Forest City Southpark Two, LLC, owns the 3-story building that will be demolished and replaced with the new Project and the land; therefore, this lot is included as a part of the Overall Site.

Lot 2, APN 5138-001-256, is located on the south side of the city block on Olympic Boulevard between S. Flower Street and S. Hope Street (the "Subject Site"). The parcel is approximately 75,106 sf in size. Along S. Flower Street, the parcel is developed with The Met, a 14-story, 270-unit, approximately

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

248,951-sf apartment building. Along S. Hope Street, the parcel is developed with the other half of the 3-story, 15-unit residential and office building that is also partially located on Lot 1. The 14-story The Met and the 3-story residential/office building share a 5-level subterranean parking garage with approximately 440 parking spaces. The Project would demolish the 3-story residential/office building and maintain the existing 440 parking spaces, which parking space number may be increased through re-striping or adding hydraulic parking lifts. The existing parking spaces would be redistributed per Code to allow The Met and the newly proposed 236-unit apartment building to meet Code parking requirement. The distribution will be further elaborated below.

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

Floor Area

Floor Area Ratio can be considered over the Overall Site or over the Subject Site.

To consider the FAR over the Overall Site, the floor area in all buildings owned by the Applicant must be considered:

The Overall Site is comprised of Lot 1 and 2. Lot 1 is approximately 83,402 sf and Lot 2 is approximately 75,106 sf, resulting in an Overall Site area of approximately 158,508 sf. The Los Angeles Municipal Code (the "LAMC") Section 12.03 defines FAR as "a percentage or a ratio of the Buildable Area." LAMC Section 12.22A18(c)(2)(ii) provides that in an R5 zone, "No yard requirements shall apply to the portions of such buildings which are used exclusively for residential uses and which abut a street, private street or alley, if the first floor of such buildings at ground level is used for commercial uses or access to the residential portions of such buildings." As The Met and the Project both maintain ground level commercial uses and/or access to the residential portions of the buildings, both buildings are and would be exempt from yard requirements, resulting in a Buildable Area that equals the Lot Area. However, the "D" limitation restricts the FAR to a maximum of 6:1, which translates to a maximum allowable floor area on the Overall Site of 951,048 sf.

The Overall Site is currently developed with The Skyline, an approximately 300,329 sf building at 600 W. 9th Street, and The Met, an approximately 248,951 sf building at 950 S. Flower Street. Excluding the 3-story residential/office building to be demolished, the Overall Site is currently developed with 549,280 sf of existing floor area. The Project proposes an additional 251,222 sf of floor area, resulting in a combined floor area of 800,502 sf, or an average FAR of 5.05:1 over the Overall Site.

FAR over the Subject Site would consider the floor area of just The Met and the Project over the Subject Site. Subject Site is then defined by Lot 2, and the portion of Lot 1 that the 3-story office building sits on that would be demolished and replaced by the Project. A Vesting Tentative Tract Map (VTT-78252) was submitted on September 28, 2017 to subdivide the Overall Site into air units sitting on top of existing ground units. The Subject Site's Buildable Lot Area is approximately 83,569 sf. With a maximum FAR of 6:1, 501,414 sf of floor area is allowed. The existing The Met building has a floor area of 248,951 sf, and the Project has a proposed floor area of 251,222 sf, resulting in a combined floor area of 500,173 sf, which is below the allowable 501,414 sf over the Subject Site.

Open Space

The Project proposes 1,650 sf of ground floor common space, 13,455 sf of common and recreation space, 7,030 sf of rooftop open space, and 4,600 sf of private open space, for a combined 26,735 sf of open space, which exceeds the Code required 25,350 sf of open space.

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

Parking

The Project proposes to redistribute the existing 440 parking spaces within the 5-level subterranean garage to provide Code required parking for both The Met and the newly proposed 236-unit residential tower and its approximately 6,699 sf of commercial space.

The Project consists of 188 residential units with three or fewer habitable rooms (studios and one-bedroom units), and 48 residential units with more than three habitable rooms (two bedroom units). Pursuant to LAMC Section 12.21A4(p)(1), a total of 248 parking spaces are required. While the Project proposes 6,699 sf of commercial space, 12.21A4(i)(3) allows zero parking spaces to be provided for the commercial spaces as they do not exceed 7,500 sf in size. However, because the Overall Site is located directly adjacent to a bus stop, LAMC Section 12.21A4 allows up to 15 percent, or 37 of the required automobile parking spaces to be replaced with bicycle parking spaces at the ratio of four bicycle parking spaces per one automobile parking space. The Project requests to allow 37 vehicular parking spaces to be replaced with 148 bicycle parking spaces. Further, as a part of the requested Conditional Use Permit for Transient Occupancy Residential Structure, the Applicant requests a 20% reduction in required vehicular parking spaces per LAMC Section 12.24S, resulting in a Code parking requirement of 162 spaces. A total of 180 of the existing 440 parking spaces would be used to satisfy Code parking requirement for the Project.

The Met has 156 residential units with three or fewer habitable rooms (studios and one-bedroom units), and 114 units with three or more habitable rooms. The Applicant requests that The Met's parking requirement be reduced by 20% as a part of the Conditional Use Permit for Transient Occupancy Residential Structure, which would result in 240 Code required parking spaces. 260 of the 440 existing parking spaces would be used to satisfy Code parking requirement for The Met.

Surrounding Properties

- a. North: 7-story mixed-use project north of 9th St. zoned C2-4D.
- b. South: 5-story residential building and Surface parking lot south of S Olympic Blvd., zoned [Q]R5-4D-O.
- c. East: Grand Hope Park zoned OS-4D.
- d. West: 6-story residential building zoned [Q]R5-4D-SN and C2-4D-SN

Page intentionally left blank

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

III. FINDINGS FOR SITE PLAN REVIEW

Pursuant to LAMC Section 16.05, the Applicant requests a Site Plan Review to allow the construction of a 251,222 sf, 27-story, 274-foot-tall, 236-unit residential tower atop a 17-foot-tall podium with retail and restaurant uses on the ground floor.

A. THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSES, INTENT AND PROVISIONS OF THE GENERAL PLAN, APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN.

General Plan

The Project Site at 949 S. Hope Street ("Project Site") has a General Plan Land Use Designation of High Density Multi-Family Residential. The General Plan Framework Element sets forth the Multi-Family Residential objective of:

Objective 3.7 Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

The Project meets this objective by redeveloping an existing underutilized site and replacing an existing 3-story, 15-unit building with a 27-story, 236-unit apartment building, adding new residential units to an area where high density residential is the expected use. The surrounding public infrastructure and services, including the Grand Hope Park, the public streets in the vicinity, Metro Red Line and Purple Line, Pico Station, and 7th Street/Metro Center Station, have been designed to accommodate the high-density residential uses in the vicinity. This Project improves the life of new residents in the Project by placing more residents close to public transportation services and public parks.

The General Plan also sets forth the following Policies:

Policy 3.7.1 Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.

Table 3-1 designates the Project Site as multi-family residential, and Table 3-3 designates the Site as "high density" with a corresponding zone of R5 and [Q]R5, and an allowable density of 110 to 218 dwelling units per acre.

Lot 1 of the Overall Site is approximately 83,402 sf and Lot 2 is approximately 75,106 sf, resulting in an Overall Site area of approximately 158,508 sf or 3.64 acres ("ac"), which, according to Policy 3.7.1, allows between 400.27 to 793.27 residential units. The Skyline is currently developed with 201 residential units.

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

The Met is developed with 270 residential units. The Project proposes 236 residential units. Together, the three residential towers would have a combined 707 residential units, which is within the range of allowable density specified in Policy 3.7.1.

It should be noted that the Project is located in the Greater Downtown Housing Incentive Area, and pursuant to Zoning Information File ZI No. 2385, the maximum unit per lot area was eliminated, and the density allowed is unlimited within the relevant FAR.

Policy 3.7.4 Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element.

Chapter 5 of the General Plan Framework Element lists goals, objectives, and policies to enhance urban form to create livable communities that are attractive to future investment. Specifically it provides the following policies:

Policy 5.2.1 Designate centers and districts in locations where activity is already concentrated and/or where good transit service is, or will be provided.

The Project meets this Policy in two ways. The Project Site is served by the Metro Red Line and the Metro Purple Line; and it is 0.5 miles from the Metro Pico Station and 0.4 miles from the 7th Street/Metro Center station. The Project Site is centrally located and is the quintessential transit oriented site. Per ZI-2452, the Site is designated as a Transit Priority Area in the City of Los Angeles. Further, the Site is surrounded by high-density residential uses. The site is surrounded by a mix of condominiums and apartment units, including two high-density residential buildings on the same Project Site: The Met at 950 S. Flower Street, a 14-story, 270-unit apartment building, and The Skyline at 600 W. 9th Street, a 14-story, 201-unit condominium building. To locate a 27-story, 236-unit apartment building at this Project Site, directly across the street from Grand Hope Park, meets this Policy by locating a use where the activity is already concentrated and where good transit service is provided.

Policy 5.8.1 Buildings in pedestrian-oriented districts and centers should have the following general characteristics:

- a. An exterior building wall high enough to define the street, create a sense of enclosure, and typically located along the sidewalk;**
- b. A building wall more-or-less continuous along the street frontage;**
- c. Ground floor building frontage designed to accommodate commercial uses, community facilities, or display cases;**
- d. Shops with entrances directly accessible from the sidewalk and located at frequent intervals;**

- e. Well-lit exteriors fronting on the sidewalk that provide safety and comfort commensurate with the intended nighttime use, when appropriate;**
- f. Ground floor building walls devoted to display windows or display cases;**
- g. Parking located behind the commercial frontage and screened from view and driveways located on side streets where feasible;**
- h. Inclusion of bicycle parking areas and facilities to reduce the need for vehicular use; and**
- i. The area within 15 feet of the sidewalk may be an arcade that is substantially open to the sidewalk to accommodate outdoor dining or other activities.**

The Project adheres to all of the above general characteristics. The Project is designed with an approximately 17-foot tall podium along S. Hope Street with retail/restaurant uses and a residential lobby lining the entirety of the building frontage. The retail entrances would be accessed from the sidewalk and are located at frequent intervals. The Project is lit with exterior downward facing pedestrian lights to provide safety and comfort during nighttime use. The parking spaces for the Project are provided in an existing four-story underground parking garage, which are not visible from S. Hope Street. Furthermore, the driveways for the parking garage do not gain access from S. Hope Street. Instead, the parking garage relies upon an existing shared driveway on Olympic Boulevard for access. Bicycle parking areas are provided on the ground floor and is accessible from the residential lobby, which not only reduces the need for vehicular use, it also provides an added layer of security for the bicycles to be stored in the bicycle parking area. Lastly, while the Project would not maintain the area within 15 feet of the sidewalk as an arcade as it contradicts Downtown Design Guide's street wall requirement, the Project provides an average sidewalk width of 23 feet along S. Hope Street, contributing to and maintaining the existing pedestrian friendly sidewalk. Further, the Project proposes up to 3,311 sf of outdoor patios in front of the restaurant/retail spaces on S. Hope Street. The outdoor patios would accommodate outdoor dining activities and meet the street activation policy of the General Plan.

Community Plan

In addition to meeting the above General Plan policies, the subject property is located within the area covered by the Central City Community Plan (the "Community Plan"), which was adopted by the City Council on January 8, 2003 (Council File No. 99-0138). The existing Central City Community Plan map designate the property as "High Density Residential" with corresponding zones of R5, which matches the current zoning of the site and the General Plan Land Use Designation of the site. Figure 1, Downtown Neighborhoods & Districts of the Central City Community Plan includes the Project Site in the South Park Area within the Community Plan.

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

The Community Plan intends to promote the development and improvement of the community to meet its existing and anticipated needs, conditions, and welfare. Specifically, for residential uses, the Community Plan sets forth the following objectives:

Objective 1-1 To promote development of residential units in South Park.

The Project fulfills this objective by meeting the zoning of R5 and the General Plan Land Use Designation of High Density Residential by demolishing the existing 15-unit, 3-story office/residential building to construct a high-density, 236-unit, 27-story high-rise residential tower. This would allow the addition of 221 units in the South Park Area.

- B. THAT THE PROJECT CONSISTS OF AN ARRANGEMENT OF BUILDINGS AND STRUCTURES (INCLUDING HEIGHT, BULK AND SETBACKS), OFF-STREET PARKING FACILITIES, LOADING AREAS, LIGHTING, LANDSCAPING, TRASH COLLECTION, AND OTHER SUCH PERTINENT IMPROVEMENTS, THAT IS OR WILL BE COMPATIBLE WITH EXISTING AND FUTURE DEVELOPMENT ON ADJACENT PROPERTIES AND NEIGHBORING PROPERTIES.**

The Project is an infill project that is surrounded by properties that have been fully developed. Within the city block, the Applicant has developed the north side of the block with The Skyline, a 14-story condominium building; The Met, a 14-story apartment building; parking garages for The Met and The Skyline; and a 3-story residential/office building. The remaining portions of the city block not owned by the Applicant is developed with the 8-story Standard Oil Company building, a City of Los Angeles designated historic monument. Across the Subject Site on S. Hope Street is the Grand Hope Park, which is expected to remain a public park and is not expected to be developed with residential or commercial uses. The Project is designed with the environment immediately adjacent in mind. The Project does not propose any additional curb cuts or driveways. Rather, it would utilize the existing driveway, loading area, and trash collection area for The Met and the existing four-story subterranean garage as to not disturb the pedestrian friendly S. Hope Street. The Project is designed with a short 17-story podium that lines S. Hope Street with retail/restaurant spaces. Landscaped amenity deck is provided above the proposed retail/restaurant spaces above the podium, which would provide the residents with recreational space between the Project and the Skyline, away from the Standard Oil Company Building. The Project is designed to appear sufficiently modern as to not detract from the historic value of the Standard Oil Company Building, while still providing visual consistency with the building through color palette choices and the use of transitional materials between the two structures to create a seamless transition from the historical building to the new Project tower. Further, setback is provided between the Standard Oil Company Building and the proposed new residential tower.

- C. ANY RESIDENTIAL PROJECT PROVIDES RECREATIONAL AND SERVICE AMENITIES TO IMPROVE HABITABILITY FOR ITS RESIDENTS AND MINIMIZE IMPACTS ON NEIGHBORING PROPERTIES**

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

The Project would provide 4,600 sf of private open space in the form of private balconies, and 22,135 sf of common and recreational open space, which would include, but would not be limited to, an amenity deck, a roof deck, a dog wash, barbeque grills, garden area, a fitness center, a pool, and a private terrace. The available open space provided onsite exceeds the Code required 25,350 sf of open space. The available onsite open space would provide residents with improved habitability and provide options for recreation space beyond the local parks and recreational facilities, which would reduce impacts on the neighboring properties by reducing the demand on local parks and recreational facilities.

IV. FINDINGS FOR CONDITIONAL USE PERMIT FOR TRANSIENT OCCUPANCY RESIDENTIAL STRUCTURE

Pursuant to LAMC Section 12.24.W.24(c), the Applicant requests a Conditional Use Permit to allow the construction of a transient occupancy residential structure in the R5 zone.

A. THE PROJECT WILL ENHANCE THE BUILT ENVIRONMENT IN THE SURROUNDING NEIGHBORHOOD OR WILL PERFORM A FUNCTION OR PROVIDE A SERVICE THAT IS ESSENTIAL OR BENEFICIAL TO THE COMMUNITY, CITY, OR REGION.

The existing three-story residential/office building was constructed as a part of The Met. The building was intended to provide a few residential and office units above the four-level subterranean garage. However, since its construction in the 1980's, downtown Los Angeles has changed significantly and has become a true urban core where higher density uses and a more environmentally friendly footprint are encouraged. The existing three-story office/residential building is one of the few remaining low-rise structures in the immediate vicinity. Further, the Subject Site is zoned R5 and has a General Plan land use designation of High Density Residential. It is also within close proximity of the Metro Pico Station for the blue and expo line, the 7th/Metro Center station, and several bus stops. By providing a mere 15 units on a parcel that is both envisioned to be constructed with more residential units and primed for a transit oriented development, the building is in effect contributing to the housing shortage in the neighborhood by severely underutilizing the site. The demolition of the building to pave way for the construction of a modern, 27-story residential tower complete with urban green space and 236 residential units would result in an increase in the available housing units in downtown Los Angeles. Replacing a low-rise structure with a building that is more compatible with the surrounding neighborhood in both style and density would also enhance the built environment.

The Applicant requests the approval of a Conditional Use Permit to allow the Project to have a dual designation of a Transient Occupancy Residential Structure and a residential structure to meet the variety of needs in the downtown area. The downtown area is in dire need of short term housing such as hotels, and long term housing such as apartments and condominiums, and as a result, the City of Los Angeles is pushing to add thousands of hotel and residential units to the downtown neighborhood. In addition to meeting the needs of the visitors and the residents, the Applicant also wishes to meet the needs of businesses that may need to house employees on business trips in Los Angeles for a few weeks before the employees return home. As a Transient Occupancy Residential Structure, the Project would be able to

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

serve a function that is essential to the businesses in the vicinity and therefore benefit the community and the city.

B. THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

The Project is an infill project that is surrounded by properties that have been fully developed. Within the city block, the Applicant has developed the north side of the block with The Skyline, a 14-story condominium building that is separately owned; The Met, a 14-story apartment building owned by the Applicant, parking garages for The Met and The Skyline, and a 3-story residential/office building. The remaining portions of the city block not owned by the Applicant is developed with the eight-story Standard Oil Company building, a City of Los Angeles designated historic monument. Across the Subject Site on S. Hope Street is the Grand Hope Park, which is expected to remain a public park and is not expected to be developed with residential or commercial uses. The Project is designed with the environment immediately adjacent in mind. The Project does not propose any additional curb cuts or driveways. Rather, it would utilize the existing driveway, loading area, and trash collection area for The Met and the existing 4-story subterranean garage as to not disturb the pedestrian friendly S. Hope Street. The Project is designed with a short 17-story podium that lines S. Hope Street with retail/restaurant spaces. Landscaped amenity deck is provided above the proposed retail/restaurant spaces above the podium, which would provide the residents with recreational space between the Project and the Skyline, away from the Standard Oil Company Building. The Project is designed to appear sufficiently modern as to not detract from the historic value of the Standard Oil Company Building, while still providing visual consistency with the building through color palette choices and the use of transitional materials between the two structures to create a seamless transition from the historical building to the new Project tower. Further, setback is provided between the Standard Oil Company Building and the proposed new residential tower. The Project would be compatible with the surrounding neighborhood and would not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

To allow the building to serve as a Transient Occupancy Residential Structure in addition to a standard residential structure would allow the Applicant flexibility to serve the most pressing housing needs of the community and allow the apartment to partner with businesses to provide short term stays as well as provide rental units to long term tenants. The transient occupants are expected to be employees of companies on business trips or families visiting from out of town but require longer term stays than what would typically be affordable in a hotel. The availability of transient occupancy residential units within the Project is not expected to adversely affect or degrade the neighborhood as these units would be a small percentage of the overall housing stock in the downtown area and the nature of the tenancy would be similar to that of long term tenants.

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

C. THE PROJECT SUBSTANTIALLY CONFORMS WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN.

General Plan

The Project Site at 949 S. Hope Street ("Project Site") has a General Plan Land Use Designation of High Density Multi-Family Residential. The General Plan Framework Element sets forth the Multi-Family Residential objective of:

Objective 3.7 Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

The Project meets this objective by redeveloping an existing underutilized site and replacing an existing 3-story, 15-unit building with a 27-story, 236-unit apartment building, adding new residential units to an area where high density residential is the expected use. The surrounding public infrastructure and services, including the Grand Hope Park, the public streets in the vicinity, Metro Red Line and Purple Line, Pico Station, and 7th Street/Metro Center Station, have been designed to accommodate the high-density residential uses in the vicinity. This Project improves the life of new residents in the Project by placing more residents close to public transportation services and public parks.

The General Plan also sets forth the following Policies:

Policy 3.7.1 Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.

Table 3-1 designates the Project Site as multi-family residential, and Table 3-3 designates the Site as "high density" with a corresponding zone of R5 and [Q]R5, and an allowable density of 110 to 218 dwelling units per acre.

Lot 1 of the Overall Site is approximately 83,402 sf and Lot 2 is approximately 75,106 sf, resulting in an Overall Site area of approximately 158,508 sf or 3.64 acres ("ac"), which, according to Policy 3.7.1, allows between 400.27 to 793.27 residential units. The Skyline is currently developed with 201 residential units. The Met is developed with 270 residential units. The Project proposes 236 residential units. Together, the three residential towers would have a combined 707 residential units, which is within the range of allowable density specified in Policy 3.7.1.

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

It should be noted that the Project is located in the Greater Downtown Housing Incentive Area, and pursuant to Zoning Information File ZI No. 2385, the maximum unit per lot area was eliminated, and the density allowed is unlimited within the relevant FAR.

Policy 3.7.4 Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element.

Chapter 5 of the General Plan Framework Element lists goals, objectives, and policies to enhance urban form to create livable communities that are attractive to future investment. Specifically it provides the following policies:

Policy 5.2.1 Designate centers and districts in locations where activity is already concentrated and/or where good transit service is, or will be provided.

The Project meets this Policy in two ways. The Project Site is served by the Metro Red Line and the Metro Purple Line; and it is 0.5 miles from the Metro Pico Station and 0.4 miles from the 7th Street/Metro Center station. The Project Site is centrally located and is the quintessential transit oriented site. Per ZI-2452, the Site is designated as a Transit Priority Area in the City of Los Angeles. Further, the Site is surrounded by high-density residential uses. The site is surrounded by a mix of condominiums and apartment units, including two high-density residential buildings on the same Project Site: The Met at 950 S. Flower Street, a 14-story, 270-unit apartment building, and The Skyline at 600 W. 9th Street, a 14-story, 201-unit condominium building. To locate a 27-story, 236-unit apartment building at this Project Site, directly across the street from Grand Hope Park, meets this Policy by locating a use where the activity is already concentrated and where good transit service is provided.

Policy 5.8.1 Buildings in pedestrian-oriented districts and centers should have the following general characteristics:

- a. An exterior building wall high enough to define the street, create a sense of enclosure, and typically located along the sidewalk;
- b. A building wall more-or-less continuous along the street frontage;
- c. Ground floor building frontage designed to accommodate commercial uses, community facilities, or display cases;
- d. Shops with entrances directly accessible from the sidewalk and located at frequent intervals;
- e. Well-lit exteriors fronting on the sidewalk that provide safety and comfort commensurate with the intended nighttime use, when appropriate;

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

- f. Ground floor building walls devoted to display windows or display cases;**
- g. Parking located behind the commercial frontage and screened from view and driveways located on side streets where feasible;**
- h. Inclusion of bicycle parking areas and facilities to reduce the need for vehicular use; and**
- i. The area within 15 feet of the sidewalk may be an arcade that is substantially open to the sidewalk to accommodate outdoor dining or other activities.**

The Project adheres to all of the above general characteristics. The Project is designed with an approximately 17-foot tall podium along S. Hope Street with retail/restaurant uses and a residential lobby lining the entirety of the building frontage. The retail entrances could be accessed from the sidewalk and are located at frequent intervals. The Project is lit with exterior downward facing pedestrian lights to provide safety and comfort during nighttime use. The parking spaces for the Project are provided in an existing four-story underground parking garage, which are not visible from S. Hope Street. Furthermore, the driveways for the parking garage do not gain access from S. Hope Street. Instead, the parking garage relies upon an existing shared driveway on Olympic Boulevard for access. Bicycle parking areas are provided on the ground floor and is accessible from the residential lobby, which not only reduces the need for vehicular use, it also provides an added layer of security for the bicycles to be stored in the bicycle parking area. Lastly, while the Project would not maintain the area within 15 feet of the sidewalk as an arcade as it contradicts Downtown Design Guide's street wall requirement, the Project provides an average sidewalk width of 23 feet along S. Hope Street, contributing to and maintaining the existing pedestrian friendly sidewalk. Further, the Project proposes up to 3,311 sf of outdoor patios in front of the restaurant/retail spaces on S. Hope Street. The outdoor patios would accommodate outdoor dining activities and meet the street activation policy of the General Plan.

Community Plan

In addition to meeting the above General Plan policies, the subject property is located within the area covered by the Central City Community Plan (the "Community Plan"), which was adopted by the City Council on January 8, 2003 (Council File No. 99-0138). The existing Central City Community Plan map designate the property as "High Density Residential" with corresponding zones of R5, which matches the current zoning of the site and the General Plan Land Use Designation of the site. Figure 1, Downtown Neighborhoods & Districts of the Central City Community Plan includes the Project Site in the South Park Area within the Community Plan.

The Community Plan intends to promote the development and improvement of the community to meet its existing and anticipated needs, conditions, and welfare. Specifically, for residential uses, the Community Plan sets forth the following objectives:

Objective 1-1 To promote development of residential units in South Park.

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

The Project fulfills this objective by meeting the zoning of R5 and the General Plan Land Use Designation of High Density Residential by demolishing the existing 15-unit, 3-story office/residential building to construct a high-density, 236-unit, 27-story high-rise residential tower. This would allow the addition of 221 units in the South Park Area.

V. FINDINGS FOR A MASTER CONDITIONAL USE PERMIT FOR ALCOHOL

Pursuant to LAMC Section 12.24.W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an establishment with hours of operation from 7:00 a.m. to 2:00 a.m., and to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with two establishments with hours of operation from 7:00 a.m. to 2:00 a.m. The three restaurant spaces would have a combined floor area of 10,010 sf that consists of 6,699 sf indoors and 3,311 sf outdoors.

A. THE PROJECT WILL ENHANCE THE BUILT ENVIRONMENT IN THE SURROUNDING NEIGHBORHOOD OR WILL PERFORM A FUNCTION OR PROVIDE A SERVICE THAT IS ESSENTIAL OR BENEFICIAL TO THE COMMUNITY, CITY, OR REGION

The existing three-story residential/office building was constructed as a part of The Met. The building was intended to provide a few residential and office units above the four-level subterranean garage. However, since its construction in the 1980's, downtown Los Angeles has changed significantly and has become a true urban core where higher density uses and a more environmentally friendly footprint are encouraged. The Subject Site is one of the few remaining low-rise structures in the immediate vicinity. Further, the Subject Site is zoned R5 and has a General Plan land use designation of High Density Residential. It is also within close proximity of the Metro Pico Station for the blue and expo line, the 7th/Metro Center station, and several bus stops. By providing a mere 15 units on a parcel that is both envisioned to be constructed with more residential units and primed for a transit oriented development, the building is in effect contributing to the housing shortage in the neighborhood. The demolition of the building to pave way for the construction of a modern, 27-story residential tower complete with urban green space and 236 residential units would result in an increase in the available housing units in downtown Los Angeles. Replacing a low-rise structure with a building that is more compatible with the surrounding neighborhood in both style and density would also enhance the built environment.

As a part of the overall Project, the Applicant requests a Master Conditional Use Permit to allow three restaurant units on the ground floor to provide on-site consumption of alcoholic beverages to patrons. Specifically, this request would allow the on-sale of a full-line of alcoholic beverages in conjunction with a restaurant, and the on-sale of beer and wine in conjunction with two restaurants. All three restaurants would be on the ground floor with entrances from S. Hope Street, and they would have a combined floor area of 6,699 sf. The ability to sell alcoholic beverages for off-site consumption is not requested as a part of this Conditional Use Permit application as the Applicant is conscious of the fact that the Subject Site is across the street from Grand Hope Park. Nevertheless, the ability to order alcoholic beverages to compliment a meal is often expected at restaurants, so this request, if granted, would increase the

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

restaurant suits' chance of success. The alcohol service within these restaurants would remain incidental to the restaurant business and remain a small percentage of the overall restaurant business. The revenue from the sale of alcoholic beverages is not expected to exceed the revenue from food sales. The restaurants would monitor the patrons closely to ensure the alcohol served is consumed in a responsible way.

The Project would provide increased opportunities for quality dining experience. The location is suitable for restaurant uses as it is located close to the Financial District of downtown Los Angeles, where many business meetings are held, and it is located within close proximity to LA Live and the Staples Center, where visitors often seek to dine out prior to going to a concert or a sports game. Additionally, with the large addition of residential units in the neighborhood, restaurant businesses are thriving in the neighborhood as residents seek out new restaurants for dining and leisure. The restaurant suites are expected to serve a large variety of patrons and be an asset to the community.

B. THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS, AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY

The Project is an infill project that is surrounded by properties that have been fully developed. Within the city block, the Applicant has developed the north side of the block with The Skyline, a 14-story condominium building; The Met, a 14-story apartment building, parking garages for The Met and The Skyline, and a 3-story residential/office building. The remaining portions of the city block not owned by the Applicant is developed with the 8-story Standard Oil Company building, a City of Los Angeles designated historic monument. Across the Subject Site on S. Hope Street is the Grand Hope Park, which is expected to remain a public park and is not expected to be developed with residential or commercial uses. The Project is designed with the environment immediately adjacent in mind. The Project does not propose any additional curb cuts or driveways. Rather, it would utilize the existing driveway, loading area, and trash collection area for The Met and the existing 4-story subterranean garage as to not disturb the pedestrian friendly S. Hope Street. The Project is designed with a short 17-story podium that lines S. Hope Street with retail/restaurant spaces. Landscaped amenity deck is provided above the proposed retail/restaurant spaces above the podium, which would provide the residents with recreational space between the Project and the Skyline, away from the Standard Oil Company Building. The Project is designed to appear sufficiently modern as to not detract from the historic value of the Standard Oil Company Building, while still providing visual consistency with the building through color palette choices and the use of transitional materials between the two structures to create a seamless transition from the historical building to the new Project tower. Further, setback is provided between the Standard Oil Company Building and the proposed new residential tower. The Project would be compatible with the surrounding neighborhood and would not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

The Applicant requests the ability to service on-site alcohol consumption in conjunction with three restaurant suits on the ground floor of the Project. The restaurants would provide intimate dining settings, and the service of alcoholic beverages would be incidental to the overall restaurant operations. These restaurants would provide additional options and contribute to the vibrancy of the neighborhood. The restaurant suites would be located on the ground floor of a residential building and be in close proximity to residential amenities such as the landscaped amenity deck on top of the podium. The restaurants would be closely monitored by the management of the building and would not degrade adjacent properties.

Approval of the proposed Master Conditional Use Permit for Alcohol (CUB) for the Project would not adversely affect the community's welfare, as restaurants are a commonly expected use in the South Park area of downtown Los Angeles. The establishments serving alcohol would be carefully controlled and monitored, and the alcohol sale would remain secondary to the restaurant use and would not become a stand-alone use. The restaurants would be compatible with immediately surrounding uses, which have successfully executed these same uses. The proposed Project would provide a place for residents, workers, and visitors to eat, drink, and socialize. The sale of alcoholic beverages is a normal part of restaurant operation and is an expected amenity.

Additionally, the Conditions of Approval would ensure that the establishment would not adversely affect or further degrade the surrounding neighborhood, or the public health, welfare, and safety. Approval of the CUBs would contribute to the success and vitality of the commercial development and help to invigorate the site and vicinity. Since the alcohol sales would be carefully controlled and monitored, permitting alcohol sales on Site would not be detrimental to the development of the community. The Project would result in a positive contribution to the economic welfare of the community by generating additional sales tax revenue, creating business licenses and other fees, and providing additional employment opportunities for local residents.

C. THE PROJECT SUBSTANTIALLY CONFORMS WITH THE PURPOSE, INTENT, AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN.

General Plan

The Project Site at 949 S. Hope Street ("Project Site") has a General Plan Land Use Designation of High Density Multi-Family Residential. The General Plan Framework Element sets forth the Multi-Family Residential objective of:

Objective 3.7 Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

The Project meets this objective by redeveloping an existing underutilized site and replacing an existing 3-story, 15-unit building with a 27-story, 236-unit apartment building, adding new residential units to an area

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

where high density residential is the expected use. The surrounding public infrastructure and services, including the Grand Hope Park, the public streets in the vicinity, Metro Red Line and Purple Line, Pico Station, and 7th Street/Metro Center Station, have been designed to accommodate the high-density residential uses in the vicinity. This Project improves the life of new residents in the Project by placing more residents close to public transportation services and public parks.

The General Plan also sets forth the following Policies:

Policy 3.7.1 Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.

Table 3-1 designates the Project Site as multi-family residential, and Table 3-3 designates the Site as "high density" with a corresponding zone of R5 and [Q]R5, and an allowable density of 110 to 218 dwelling units per acre.

Lot 1 of the Overall Site is approximately 83,402 sf and Lot 2 is approximately 75,106 sf, resulting in an Overall Site area of approximately 158,508 sf or 3.64 acres ("ac"), which, according to Policy 3.7.1, allows between 400.27 to 793.27 residential units. The Skyline is currently developed with 201 residential units. The Met is developed with 270 residential units. The Project proposes 236 residential units. Together, the three residential towers would have a combined 707 residential units, which is within the range of allowable density specified in Policy 3.7.1.

It should be noted that the Project is located in the Greater Downtown Housing Incentive Area, and pursuant to Zoning Information File ZI No. 2385, the maximum unit per lot area was eliminated, and the density allowed is unlimited within the relevant FAR.

Policy 3.7.4 Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element.

Chapter 5 of the General Plan Framework Element lists goals, objectives, and policies to enhance urban form to create livable communities that are attractive to future investment. Specifically it provides the following policies:

Policy 5.2.1 Designate centers and districts in locations where activity is already concentrated and/or where good transit service is, or will be provided.

The Project meets this Policy in two ways. The Project Site is served by the Metro Red Line and the Metro Purple Line; and it is 0.5 miles from the Metro Pico Station and 0.4 miles from the 7th Street/Metro Center station. The Project Site is centrally located and is the quintessential transit oriented site. Per ZI-2452, the Site is designated as a Transit Priority Area in the City of Los Angeles. Further, the Site is surrounded by

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

provided on the ground floor and is accessible from the residential lobby, which not only reduces the need for vehicular use, it also provides an added layer of security for the bicycles to be stored in the bicycle parking area. Lastly, while the Project would not maintain the area within 15 feet of the sidewalk as an arcade as it contradicts Downtown Design Guide's street wall requirement, the Project provides an average sidewalk width of 23 feet along S. Hope Street, contributing to and maintaining the existing pedestrian friendly sidewalk. Further, the Project proposes up to 3,311 sf of outdoor patios in front of the restaurant/retail spaces on S. Hope Street. The outdoor patios would accommodate outdoor dining activities and meet the street activation policy of the General Plan.

Community Plan

In addition to meeting the above General Plan policies, the subject property is located within the area covered by the Central City Community Plan (the "Community Plan"), which was adopted by the City Council on January 8, 2003 (Council File No. 99-0138). The existing Central City Community Plan map designate the property as "High Density Residential" with corresponding zones of R5, which matches the current zoning of the site and the General Plan Land Use Designation of the site. Figure 1, Downtown Neighborhoods & Districts of the Central City Community Plan includes the Project Site in the South Park Area within the Community Plan.

The Community Plan intends to promote the development and improvement of the community to meet its existing and anticipated needs, conditions, and welfare. Specifically, for residential uses, the Community Plan sets forth the following objectives:

Objective 1-1 To promote development of residential units in South Park.

The Project fulfills this objective by meeting the zoning of R5 and the General Plan Land Use Designation of High Density Residential by demolishing the existing 15-unit, 3-story office/residential building to construct a high-density, 236-unit, 27-story high-rise residential tower. This would allow the addition of 221 units in the South Park Area.

D. THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE WELFARE OF THE PERTINENT COMMUNITY.

The Applicant seeks a Master CUB for the three restaurant suits on the ground floor of the Project in order to serve alcoholic beverages on-site in up to 6,699 sf of restaurant space. The establishments serving alcoholic beverages would be controlled and monitored and would be an added amenity to the community. It would offer family-friendly and intimate dining experience with both indoor and outdoor seating. The CUBs would be subject to additional establishment-specific conditions that would address and assure the safety and welfare of the community would not be effected.

The area surrounding the Site is comprised of a mix of commercial and residential buildings. The request for on-site alcohol sales would be compatible with the surrounding uses by providing a place for residents, workers, and visitors to eat, drink, and socialize, and contributing to the continued vitality of the

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

neighborhood. Alcoholic beverage service in restaurants is an expected amenity for many patrons and approval of this grant would increase the available options for desirable dining and leisure experiences for patrons. The establishments would also benefit the City through the generation of additional sales tax revenue, fees, and employment opportunities.

Lastly, the Applicant would ensure that noise is kept within Code standards and the up to 3,311 sf of outdoor dining areas in front of the restaurant/retail suites along S. Hope Street. The noise from the outdoor eating areas would be closely monitored to not disturb the residents residing above the outdoor dining patio as to not become a nuisance to the residential uses in the vicinity. Further, the outdoor eating areas would be operated in a manner that would not exceed LAMC noise limits and they would be scrutinized to ensure the safety and welfare of the community are preserved.

- E. **THE GRANTING OF THE APPLICATION WILL NOT RESULT IN AN UNDUE CONCENTRATION OF PREMISES FOR THE SALE OR DISPENSING FOR CONSIDERATION OF ALCOHOLIC BEVERAGES, INCLUDING BEER AND WINE, IN THE AREA OF THE CITY INVOLVED, GIVING CONSIDERATION TO APPLICABLE STATE LAWS AND TO THE CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL'S GUIDELINES FOR UNDUE CONCENTRATION; AND ALSO GIVING CONSIDERATION TO THE NUMBER AND PROXIMITY OF THESE ESTABLISHMENTS WITHIN A ONE THOUSAND FOOT RADIUS OF THE SITE, THE CRIME RATE IN THE AREA (ESPECIALLY THOSE CRIMES INVOLVING PUBLIC DRUNKENNESS, THE ILLEGAL SALE OR USE OF NARCOTICS, DRUGS OR ALCOHOL, DISTURBING THE PEACE AND DISORDERLY CONDUCT), AND WHETHER REVOCATION OR NUISANCE PROCEEDINGS HAVE BEEN INITIATED FOR ANY USE IN THE AREA.**

The property is located within Census Tract 2079 where the State's Department of Alcoholic Beverage Control ("ABC") has allocated four onsite and two offsite licenses. ABC has issued 27 onsite licenses and seven offsite licenses as of November 6, 2017 within this census tract. Based on residential census data, there is an overconcentration of licenses in this census tract. However, allocation of licenses does not take into consideration the types of land uses or the pattern and intensity of the developments within the areas encompassed by the census tracts. For example, employment and visitor base are not reflected in residential census information.

Overconcentration is determined by a census tract's existing residential population compared to the total number of alcohol licenses within the same census tract. Overconcentration can be undue when the addition of a license would negatively impact a neighborhood. Overconcentration is not undue, however, when approval of a license does not negatively impact the area, and such license benefits the public welfare and convenience.

In this circumstance, the Project is located on a site located within the South Park area of downtown Los Angeles. The area is highly concentrated with a variety of uses and is home to major tourist attractions

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

such as LA Live, Microsoft Theater, Staples Center, and the Los Angeles Convention Center. The Subject Site is approximately a 6 minute walk to the Grammy Museum and LA Live and approximately an eight minute walk to the 7th/Metro Center station. The area is highly urbanized with a large concentration of workers, visitors, in addition to residents. Many high end restaurants choose to locate in this area due to its vibrancy, and while S. Hope Street is a quieter residential street, it is still lined with ground floor commercial uses to enhance its walkability.

With this application for a Master Conditional Use Permit ("MCUP"), the Applicant seeks to allow the three restaurant suites on the ground floor of the Project to serve alcohol for on-site consumption in conjunction with bona fide public eating places to ensure that the restaurant and the restaurant spaces would remain competitive in the South Park area. South Park is home to many high end restaurants that serve incidental alcohol for onsite consumption as expected by their patrons. In order to the Project restaurant spaces to remain competitive on the commercial lease market, the Project must try to ensure the viability of the restaurants, and allowing incidental sale of alcoholic beverages for on-site consumption is an important part of a downtown restaurant's survivability.

The growth of the downtown community and increasing demand for a mix of uses and services creates the demand for additional onsite and offsite sale of alcoholic beverages, and even though ABC has allotted a limited number of alcohol licenses in the area, ABC does not account for the Project serving workers and tourists in addition to residents. South Park is a major tourist attraction, and Los Angeles saw 47.3 million tourists in just 2016. Further, the 2015 US Census Bureau statistics show that downtown Los Angeles supports 303,546 jobs. The grant of this MCUP would not result in undue concentration of alcohol licenses, and they would make it easier for restaurants to provide their patrons with excellent dining experiences and to help the restaurants stay competitive.

A finding of public convenience and welfare would be required from the City Council pursuant to AB 2897, Caldera Legislation. A significant concentration of restaurants and nightclubs offering a full range of alcoholic beverages is not undue for an entertainment destination serving both City residents and visitors. Since many of the proposed uses would be full-service restaurants and the on-site consumption of alcoholic beverages would only be incidental to the sale of food they should therefore not be anticipated to significantly contribute to or result in criminal activity. In addition, the subsequent Zoning Administrator plan approval process would ensure that each of the Project's venues would operate in a safe and secure manner. Therefore, the approval of the conditional use would not contribute to an undue overconcentration of premises for the onsite sale and consumption and offsite sale of alcoholic beverages.

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

high-density residential uses. The site is surrounded by a mix of condominiums and apartment units, including two high-density residential buildings on the same Project Site: The Met at 950 S. Flower Street, a 14-story, 270-unit apartment building, and The Skyline at 600 W. 9th Street, a 14-story, 201-unit condominium building. To locate a 27-story, 236-unit apartment building at this Project Site, directly across the street from Grand Hope Park, meets this Policy by locating a use where the activity is already concentrated and where good transit service is provided.

Policy 5.8.1 Buildings in pedestrian-oriented districts and centers should have the following general characteristics:

- a. An exterior building wall high enough to define the street, create a sense of enclosure, and typically located along the sidewalk;**
- b. A building wall more-or-less continuous along the street frontage;**
- c. Ground floor building frontage designed to accommodate commercial uses, community facilities, or display cases;**
- d. Shops with entrances directly accessible from the sidewalk and located at frequent intervals;**
- e. Well-lit exteriors fronting on the sidewalk that provide safety and comfort commensurate with the intended nighttime use, when appropriate;**
- f. Ground floor building walls devoted to display windows or display cases;**
- g. Parking located behind the commercial frontage and screened from view and driveways located on side streets where feasible;**
- h. Inclusion of bicycle parking areas and facilities to reduce the need for vehicular use; and**
- i. The area within 15 feet of the sidewalk may be an arcade that is substantially open to the sidewalk to accommodate outdoor dining or other activities.**

The Project adheres to all of the above general characteristics. The Project is designed with an approximately 17-foot tall podium along S. Hope Street with retail/restaurant uses and a residential lobby lining the entirety of the building frontage. The retail entrances could be accessed from the sidewalk and are located at frequent intervals. The Project is lit with exterior downward facing pedestrian lights to provide safety and comfort during nighttime use. The parking spaces for the Project are provided in an existing four-story underground parking garage, which are not visible from S. Hope Street. Furthermore, the driveways for the parking garage do not gain access from S. Hope Street. Instead, the parking garage relies upon an existing shared driveway on Olympic Boulevard for access. Bicycle parking areas are

- F. **THE PROPOSED USE WILL NOT DETRIMENTALLY AFFECT NEARBY RESIDENTIALLY ZONED COMMUNITIES IN THE AREA OF THE CITY INVOLVED, AFTER GIVING CONSIDERATION TO THE DISTANCE OF THE PROPOSED USE FROM RESIDENTIAL BUILDINGS, CHURCHES, SCHOOLS, HOSPITALS, PUBLIC PLAYGROUNDS AND OTHER SIMILAR USES, AND OTHER ESTABLISHMENTS DISPENSING, FOR SALE OR OTHER CONSIDERATION, ALCOHOLIC BEVERAGES, INCLUDING BEER AND WINE.**

The proposed use would not detrimentally affect nearby residentially zoned properties. The proposed Project would be located in the South Park area of downtown Los Angeles, which is a vibrant mixed-use community with a variety of office, hotel, residential, restaurant, and retail uses. Many restaurants that serve alcoholic beverages as an incidental part of their operation exist in the vicinity. Residents and businesses alike expect this high degree of use integration within this particular neighborhood. The sale of alcoholic beverages would be incidental to primary operations of the restaurants, and these restaurants with incidental on-site alcoholic beverage service would be closely monitored and controlled as to not become a nuisance to the neighboring residences. As such, no detrimental effect is expected from the proposed project.

DOWNTOWN DESIGN GUIDE

CITY OF LOS ANGELES

CHECKLIST FOR PROJECT SUBMITTAL



1. APPLICANT INFORMATION

Name (Full): Forest City Southpark II, LLC Case Number: _____
 Address: 949 S. Hope Street, Suite 100 Zip Code: 90015
 Phone Number: (213) 488-0010 Zone: R5

Project Description (Provide a brief description of the project):
27-story, 274-foot, 236 residential unit tower with ground floor retail and restaurant uses within a 17-foot podium. An existing 5-level subterranean parking structure will provide up to 180 parking spaces for the Project.

Neighborhood District: Financial Core Retail Street (Y/N): Y

INSTRUCTIONS

Submit a completed copy of this checklist with the Master Land Use Application. Referring to the Downtown Design Guide, available on www.cityplanning.lacity.org, complete this checklist with respect to the proposed project. For any "No" or "N/A" marks, applicant must supply a written justification at the end of the checklist or as an attachment.

- | Y | N | N/A | |
|---|-------------------------------------|-------------------------------------|---|
| | | <input type="checkbox"/> | 2. SUSTAINABLE DESIGN |
| | | | A. Neighborhood Design |
| S | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Supports walkability through sensitive design of the site, building, and streetscape. |
| S | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Designs all projects as transit-oriented developments (TODs) that encourage residents, tenants and visitors to use transit. |
| S | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Orients projects to provide convenient access to the nearest transit options (Metro rail or bus, DASH) wherever possible. |
| | | | B. Street and Alley Design |
| S | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Designs sidewalks including street trees, parkways, tree wells, and paving to collect stormwater runoff. |
| S | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Designs alleys and paseos to collect stormwater where feasible. |
| | | | C. Site and Landscape Design |
| S | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Incorporates on-site landscape elements that reduce energy use and enhance livability. |
| G | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Considers providing a green roof to reduce solar gain (which contributes to the urban heat island effect) and to reduce the quantity of water entering the storm drain system. |
| | | | D. Building Design |
| S | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Complies with the City's Green Building Ordinance. |
| S | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1.a. If project has an Owner Participation Agreement with the CRA/LA, achieves LEED Silver certification. |
| G | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. If project includes a hotel, participates in the California Green Lodging Program. |
| G | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Re-uses and integrates existing structures into new projects to retain the architectural fabric of Downtown, wherever possible. |
| S | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. If project preserves and rehabilitates historic structures, complies with the Secretary of the Interior's Standards for Rehabilitation. |

Y N N/A

3. SIDEWALKS AND SETBACKS

A. Sidewalks

Walkability and Accommodation of a Variety of Uses

- S 1. If building projects over required sidewalk easement, projects at height of at least 40' or less than 5' to accommodate street trees. (Excepting projections permitted in public ROW by the Municipal Code, such as signs, canopies, and awnings.)
- S 2. Provides a minimum 6' continuous path of travel.
- S 3. Provides an 18-24" wide access zone next to the curb, which includes the 6" curb and 12" wide granite or brick edge band adjacent to the back of curb.
- S 4. If project includes outdoor dining, maintains a minimum 6' wide continuous path of travel.

Landscaped Parkways

- S 5. Provides continuous landscaped parkways (except in the Historic Downtown, adjacent to bus stops, and in other locations determined by staff to be inappropriate for parkways).
- G 5.a. Designs continuous landscaped to collect and retain or treat runoff from, at a minimum, the sidewalk and, if approved by the Bureau of Engineering, adjacent on-site, ground level open space during a storm event producing 3/4 inch of rainfall in a 24-hour period.
- S 6. Provides one walkway for every one or two parking spaces, or provides other means of access through the parkway to curbside parking, where there is curbside parking.
- S 7. If parkway is designed to collect stormwater from the sidewalk only, designs parkway to be directly behind the access zone and:
a). a minimum of 7' wide where the required sidewalk width is 15' or more;
b). 6' wide where the required sidewalk width is more than 10' but less than 15'; and
c). 4' wide where the required sidewalk width is 10'.
- S 8. Sets elevation of the parkways within 2' of the sidewalk pavement within a few inches of the sidewalk elevation.
- G 8.a. Designs the center 2' or 3' of the parkway to be depressed 3-4" to form a shallow swale to collect sidewalk stormwater or alternative means of storing runoff, such as gravel sumps within the parkway, may be provided.
- S 9. Allows for roots of trees planted in the parkway to not be restricted by concrete curbs, root barriers or other means, so that roots may extend throughout the parkway and support a large, healthy tree canopy.
- S 10. If parkways are designed to collect stormwater from the street as well as from the sidewalk, they shall be designed according to the Bureau of Engineering Green Streets guidelines or standards. However, if trees are required to be planted in separate tree wells, rather than in the parkways, they shall be planted as described in the provisions for tree wells in the next section.

Street Tree Plantings

- S 11. If trees are not planted in continuous landscaped parkways with the opportunity for unrestricted root growth, trees are planted in large trees wells that are at least:
a). 10' long and a minimum of 7' wide where the required sidewalk width is 15' or more;
b). 6' wide where the required sidewalk width is more than 10' but less than 15'; and
c). 4' wide where the required sidewalk width is 10'.
- S 12. If tree wells have less than 100 square feet of surface area, provides gap-graded soil under the entire sidewalk as specified in Section IX and Appendix B.
- S 13. If average 24' wide sidewalks are required by the Downtown Street Standards (through a combination of dedication and easement), designs at least 50% of a project's frontage to have sidewalks at least 22' wide and provides a second row of street trees aligned with those in the parkway zone. Plants the interior row of trees in large tree wells.
- S 14. If tree wells and parkways would conflict with existing basements, underground vaults, historic paving materials, or other existing features that cannot be easily relocated, modifies the tree well and parkway design to eliminate such conflicts.

B. Setbacks

- S 1. If project is on a Retail Streets, as defined in Figure 3-1 (see page 14 of Design Guide), and adjacent to ground floor space designed for retail use in other locations, locates the building street wall (as defined in Table 6-1) at or within a few feet of the back of the required average sidewalk width.
- S 2. If project is adjacent to ground floor space designed for other uses, designs building to be set back from the back of the required sidewalk to provide a buffer between the sidewalk and building as specified in Table 3-1.

District/Neighborhood	Retail	Professional Office/Live Work	Residential with Individual Entries on Street
Civic Center	0'/0-10'	5'/0-15'	5'/5-20'
Civic Center South	0'/0-5'	3'/0-10'	5'/3-15'
Historic Downtown	0'	0'	0'
Little Tokyo	0'/0-3'	2'/0-5'	5'/3-15'
Bunker Hill	0'/0-5'	3'/0-15'	6'/4-16'
Financial Core	0'/0-3'	2'/0-5'	6'/4-12'
South Park	0'/0-5'	2'/0-5'	6'/4-12'
City Markets	0'/0-3'	2'/0-10'	5'/4-16'

Table 3-1: Permitted Street Wall Setbacks from Back of Required Sidewalk (Min. Average/Min.-Max. Range)

- | Y | N | N/A | |
|---------------------------------------|-------------------------------------|-------------------------------------|---|
| G <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Varies setback to respond to building function and to create visual interest. |
| S <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Varies treatment of the setback required in Table 3-1 according to ground-floor use: |
| S <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. If adjacent to retail, designs setback (if any, and which may be used for outdoor dining or other commercial activities) to be primarily hardscape. |
| S <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. If adjacent to live-work space, designs the average two-foot setback to include a little landscaping, which may be in pots or raised planters. |
| S <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6a. If adjacent to ground-floor residential units with individual entries on the street, designs the minimum average 5-foot or 6-foot setback to be primarily landscaped, (which may include walkways, porches, raised planters, other solid walls up to 3 feet above sidewalk elevation, and transparent fences {e.g., wrought iron, tubular steel, glass} up to a height of 5 feet above sidewalk elevation). |
| S <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6b. If the Reviewing Agency determines that the active ground floor treatment required in Section 4 is not feasible, provides a minimum average 5-foot setback which is densely landscaped. |
| | | <input type="checkbox"/> | 4. Ground Floor Treatment |
| | | | A. Ground Floor Treatment Along Retail Streets |
| S <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. If project is in Historic Downtown, complies with Historic Downtown Los Angeles Design Guidelines for ground floor treatment. |
| S <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. If project is on a Retail Street, designs ground floor space with a linear frontage equal to at least 50% or 75% of street frontage, as specified in Figure 3-1, to accommodate retail, professional office, and live-work uses. |
| S <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Designs ground floor space within 150' of an intersection specifically for retail uses. |
| S <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3a. Designs mid-block ground floor space for retail, professional office, and live-work uses. |
| G <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Where Retail Streets intersect other streets, the ground floor retail space wraps the corner onto the intersecting streets. |
| G <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. If project provides ground floor retail space on streets that are not designated as Retail Streets in Figure 3-1, the ground floor retail space complies with these standards and guidelines. |
| S <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Locates required ground floor retail space along the required street wall (see Section 6) or along a courtyard or plaza, provided the retail frontage is not more than 60 feet from the back of sidewalk and is visible from the sidewalk. |
| S <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Provides required ground floor retail space to a depth of at least 25 feet from the front façade and includes an average 14'-0" floor-to- ceiling height. (Note that the ground floor retail space may be occupied by other uses initially, but will be available for retail uses in the future when there is demand for such uses.) |
| S <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Provides the primary entrance to each street-level tenant space that has its frontage along a public street from that street. |
| S <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Provides the primary entrance to each street-level tenant that does not have its frontage along a public street from a pedestrian paseo, courtyard or plaza, which is connected to the public street. |
| S <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Designs wall openings, such as storefront windows and doors, to comprise at least 75% of a building's street level façade. |
| S <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Uses clear glass for wall openings, i.e., doors and windows, along all street-level façades for maximum transparency, especially in conjunction with retail uses. Does not use dark tinted, reflective or opaque glazing for any required wall opening along street level façades. |
| G <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Provides open-wall storefronts during hours of operation. |

Y N N/A

- B. Ground Floor Treatment Along Other Streets**
- S 1. Along other streets, designs at least 75% of the ground floor street frontage to accommodate the following uses: retail, cultural, professional office, live/work units, residential units with individual entries along the street, and/or other active space such as recreation rooms or common rooms.
- G 2. Designs the ground floor treatment of those uses, except residential units with individual entries, to be similar to that of retail space, except that wall openings shall comprise at least 50% of the street level façade.
- G 3. Residential units with individual entries include windows on the ground floor that look out onto the street.
- S 4. If a residential unit's individual entry along the street is the unit's primary entry, it is accessible (that is, at the same elevation as the sidewalk).
- S 5. If a residential unit's individual entry along the street is a secondary entry, the entry and any private outdoor space for the unit is not more than 4 or 5 steps above the sidewalk elevation. Private outdoor open space for the unit is be directly accessible from the unit (that is, at the same elevation).

C. Ground Floor Treatment Along All Streets
Street Orientation

- S 1. Locates a building's primary entrance (defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours) on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street.
- S 2. Locates at least one building entrance, which provides access to a building's main lobby and which is kept unlocked during business hours, on a public street.
- S 3. Provides at least one building entrance, which may be either a building or tenant/resident entrance, along each street frontage.
- G 4. Provides more public entrances than the minimum specified, including building and/ or tenant/ resident entrances.

Pedestrian-Oriented Scale

- S 5. Project utilizes street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details, to promote pedestrian-scaled architecture along the street.
- G 6. Project utilizes architectural features that reinforce the retail character of the ground street wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs. (These features should be integral to the architecture of the building.)
- S 7. Fabricates awnings and canopies from woven fabric, glass, metal or other permanent material compatible with the building architecture.
- S 7a. Does not include internally illuminated, vinyl awnings.

"Back of House" Uses

- S 8. Does not locate electrical transformers, mechanical equipment and other equipment along the ground floor street wall.
- S 9. Does not locate electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian-oriented within 100 feet of the corner on north-south streets and within 50 feet of the corner on east-west streets.

5. PARKING AND ACCESS

A. All Parking and Access

Minimize Parking, Loading, Vehicular Circulation Visibility

- S 1. Integrates project's required parking into the project it serves. Designs public parking as either a freestanding structure or integrated into a project, provided it is clearly signed as public parking.
- G 2. Designs project so that no parking or loading is visible on the ground floor of any building facade that faces the street except for the minimum ground-level frontage required for access to parking and loading.
- S 3. Designs parking, loading or circulation located above the ground floor to be:
1) lined by habitable floor area along all street frontages or,
2) if the project sponsor demonstrates that it is not feasible to line the parking with habitable space above the ground floor, integrates parking into the building façade.

Y N N/A

S 4. If parking above the ground floor that is not lined with habitable space is permitted, includes a maximum three parking levels fronting on a public street above the ground floor (provided parking levels are integrated into the design of the building façade and at least one habitable floor is provided directly above the visible parking levels).

S 5. Does not include drive-through aisles for fast food or similar use.

Drop-Off Areas

S 6. If providing a drop-off area, including residential, hotel and restaurant drop-off, provides it:
 1) within the off-street parking facilities using the parking access, or
 2) along the required curb line where there is a full-time curbside parking lane, with no sidewalk narrowing.
 (Exception: where there is no curbside parking lane and off-street drop-off is not feasible, a hotel may have a drop-off lane up to 80 feet long provided the required sidewalk width is maintained.)

Encourage Alternate Modes of Transportation

S 7. Provides no more than the minimum required parking unless provided for adjacent buildings that lack adequate parking.

S 8. Project sells or rents ("unbundles") parking separately from residential units and commercial spaces in perpetuity.

G 8a. Makes parking that is required for residential use but that is unused and all commercial parking available as public parking during daytime and evenings.

S 9. Provides at least one secure bicycle parking space for every two residential units.

S 9a. Provides secure bicycle parking within 200 yards of a building entrance for at least 10% of commercial and institutional building occupants.

Limit Curb Cuts and Vehicular Entries

S 10. Provides vehicular access from an alley or mid-block on an east-west street where feasible.

S 11. Limits curb cuts and parking/loading entries into buildings to the minimum number required and the minimum width permitted.

S 12. Project shares parking and loading access where feasible.

S 13. Locates parking and loading access a minimum of 25 feet from a primary building entrance, pedestrian paseo, or public outdoor gathering area. (This guideline shall not apply to a hotel porte cocheres.)

S 14. Installs a visual/audible alarm where a vehicular exit from a parking structure is located within 5 feet of the back of sidewalk to warn pedestrians and cyclists of exiting vehicles.

B. Stand-Alone Parking Structures

Architectural Treatment

S 1. Designs parking structures to have an external skin that improves the building's appearance over the basic concrete structure of ramps, walls and columns. This can include heavy-gage metal screen, pre-cast concrete panels, laminated glass or photovoltaic panels.

G 2. Parking structures integrate sustainable design features, such as photovoltaic panels (especially on the top parking deck), renewable materials with proven longevity, and stormwater treatment wherever possible.

S 3. Locates vertical circulation cores (elevator and stairs) on the primary pedestrian corners and highlights them architecturally so visitors can easily find and access these entry points.

4. Treats the ground floor along public streets as specified in Section 4:

S a). If on Retail Streets, provides active ground floor uses along the street frontage of the garage;

G b). If on other streets, the ground floor treatment provides a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk.

G 5. Integrates signage and wayfinding into the architecture of the parking structure.

S 6. Integrates the design of public art and lighting into the architecture of the structure to reinforce its unique identity. (This is especially important for public parking structures to aid in visitors finding them upon arrival and getting oriented to Downtown.)

G 7. Interior garage lighting does not produce glaring sources towards adjacent residential units, while providing safe and adequate lighting levels per code.

	Y	N	N/A	
				Landscape Treatment
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Streetscape and landscaping complements the building design. (If a parking structure is well-designed, it does not need to be screened by dense landscaping in an urban setting.)
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. If the reviewing agency determines that conformance with the architectural design standards and guidelines in 5.A. is not feasible, screens the unattractive parking structure with landscaping.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Provides a "green screen" that is coordinated with the building design, along with the required streetscape improvements.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Alternatively, provides an additional row of evergreen columnar trees in a minimum 8-foot wide setback and staggered with the street trees. The setback and street trees, in combination, screen the parking structure from view.
				C. Alleys and Building Walls Facing Alleys
				Maintain and Enhance Alleys
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Vacates no existing alleys, unless: a). vehicular access to the project is provided only at the former intersection of the alley with the street; b). vacating the alley will not result in the need for additional curb cuts for other parcels on the same block; and, c). an east-west pedestrian paseo at least 20 feet wide will be provided in the middle third of the block as part of the project.
S	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Does not gate any Downtown alleys. Removes existing gates where feasible.
				Use Alleys Primarily for Vehicular Access, Loading and Service
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Purposes most alleys primarily for vehicular access and loading, excepting "pedestrian-priority" alleys, as designated by the Reviewing Agency, which are typically located in the City Markets district.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Provides access to parking from an alley where one exists or can be provided.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. If there is no alley and the project includes frontage on an east-west street, provides parking access at mid-block on the east-west street.
				Access to Utilities and Mechanical Equipment
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Locates access to electrical transformers on an alley where one exists or can be provided.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6a. If located adjacent to a sidewalk, transformer is screened and incorporated into the building to read as a storefront or office.
				Building Walls that Face Alleys
G	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Designs building walls that face alleys to be visually attractive, although they may be designed more simply than street-facing facades.
G	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. If parking levels are visible, designs them to alleviate the horizontality and lack of articulation and to screen lighting from the public rights-of-way and surrounding residential units, as described in the prior discussion of free-standing parking structures.
				Ensure Residents are not Adversely Impacted by Use of Alleys
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Requires each home buyer and renter in the Downtown to sign a statement acknowledging that: a). Sound levels may be higher than in other locations due to traffic on streets and alleys, street activity, ground floor uses, vehicular loading, and trash collection; b). There will be additional development all around them; c). Alleys will be used as the primary access to all parking in the Downtown and for loading, utilities and trash collection.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Does not locate residential units on the ground floor adjacent to alleys, in order to reduce light, glare, and noise concerns.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Designs residential units to maintain interior sound levels, when windows are closed, at below 45 dB. (Because the exterior sound level may exceed 60 dB, measures in addition to conventional construction are suggested to meet the interior standard, including: a). Use of 1/4" laminated or double glazing in windows b). Installation of rubberized asphalt in the alleys.)
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Subject to approval by BOE, installs permeable paving to infiltrate storm water and eliminate standing water.

Y N N/A

6. MASSING AND STREET WALL

A. Massing

- S 1. Breaks large projects into a series of appropriately scaled buildings so that no building is more than 300 feet in length. Provides a passageway at least 20 feet wide between buildings.
- G 2. Maintains a consistent street wall along buildings' street frontages. (While variety in massing can occur through step-backs as a building ascends upward, it is not required.)
- G 3. Does not feature monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood.
- S 4. Provides a 3-D digital model in Google Earth SketchUp format to assist staff in understanding the proposed massing of a project.

B. Street Wall

- S 1. Locates street walls in relationship to the back of sidewalk as specified in Table 3-1.
- S 2. 90% of a building's street walls have the minimum number of stories specified in Table 6-1. (Walls above the ground floor that step back less than 15 feet from the ground floor street wall are considered to be part of the street wall.)
- G 3. Step backs judiciously applied to minimize disruption of the overall street wall. Buildings may, but are not required to, step back above the minimum height required along the street.
- G 4. Limits breaks in the street wall to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
- G 5. Provides an identifiable break between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means.

C. Spacing

- S 1. Provides a space of at least 80 feet between the portion of a tower above 150 feet and all existing or possible future towers, both on the same block and across the street, except where:
 - a) the towers are offset (staggered),
 - b) the largest windows in primary rooms are not facing one another, or
 - c) the towers are curved or angled, as illustrated in Figure 6-2.
 (Where there is an existing adjacent tower, the distance should be measured from the wall of the existing adjacent tower to the proposed tower. Where there is no existing adjacent tower, but one could be constructed in the future, the proposed tower must be 40 feet from an interior property line and 40 feet from the alley center line shared with the potential new tower as shown in Figure 6-2.)
- S 2. Designs project so that the shortest horizontal distance between the specified window of one residential unit and the specified window or wall of another residential unit in the same project shall have, at a minimum, the "line-of-sight" distances from the middle of the windows specified in Table 6-2 below.
- S 3. Installs operable windows in all dwelling units to provide natural ventilation.

District/Neighborhood	Minimum Percent of Project Frontage to be Lined with Building Street Wall at Back of Setback		Minimum Street Wall Height
	Retail Streets	Other Streets	Stories
Civic Center	N/A	N/A	N/A
Civic Center South	80%	70%	75' (6)
Historic Downtown	95%	95%	75' (6)
Little Tokyo	90%	80%	35' (3)
Bunker Hill	75%	65%	35' (3)
Financial Core	80%	70%	75' (6)
South Park north of Pico	80%	70%	45' (4)
South Park south of Pico	80%	70%	35' (3)
City Markets	75%	65%	25' (2)

Table 6-1: Building Street Wall Characteristics

	Primary Room - Largest Window	Secondary Rooms - Largest Window	Blank Wall
Primary Room - Largest Window	40'	-	-
Secondary Room Largest Window	30'	15'	-
Blank Wall	20'	15'	10'
Public Corridor	8'	0'	0'
Side Property Lines	20'	setback	setback

Table 6-2: Minimum Line-of-Sight Distances Between Units

Y N N/A

D. Towers

Tower Massing

- G 1. Designs tower massing to reduce overall bulk and to appear slender.
- S 2. Towers may extend directly up from the property line at the street and are not required to be setback.
- G 3. Tower siting and massing maintains key views to important natural and man-made features.

Tower Form

- G 4. Designs tower(s) to achieve a simple faceted geometry (employing varied floor plans), and exhibit big, simple moves. They do not appear overwrought or to have over-manipulated elements.
- G 5. Towers that emulate a more streamline modern style (such as a Mies van der Rohe tower employing a single floor plan) provide variety through subtle details in the curtain wall, and the articulation of a human- scaled base at the street level.
- G 6. If a project has more than one tower, they are complementary to each other and employ the same architectural design approach.
- G 7. If building is over 150' tall (the historic datum for Downtown) it is not historicized. (Buildings over 150' are contemporary interventions in the skyline and should appear as such.)
- G 8. Designs tower's primary building entrances at a scale appropriate to the overall size and design of the tower and marks them clearly.
- G 9. Delineates the building's top with a change of detail to meet the sky with a thinner form, or tapered overhang.

7. ON-SITE OPEN SPACE

Publicly Accessible Open Space

- S 1. Project utilizes 50% reduction in required open space incentive by including open space that is:
a). Located at the ground level;
b). Open to the public during daylight hours;
c). At least 5,000 square feet in size;
d). Lined with ground floor spaces designed for retail, especially restaurants that include outdoor dining, and/or cultural uses, along at least 20% of its frontage;
e). At least 40% landscaped, including usable lawn or lawn alternative; and includes at least one gathering place with fountain or other focal element.
- G 2. If block is longer than 400 feet (the north-south dimension of most Downtown blocks exceed 400 feet), and project includes more than 300 feet of frontage, or is located in the middle of the block, provides one mid-block pedestrian pathway or paseo, which is open to the public.
- S 3. If providing a paseo, the paseo:
a). Is at least 15' wide at a minimum and 20' wide average;
b). Has a clear line of sight to the back of the paseo, gathering place, or focal element;
c). Is at least 50% open to the sky or covered with a transparent material;
d). Is lined with ground floor spaces designed for retail, especially restaurants, and/or cultural uses along at least 50% of its frontage; and
e). Includes at least one gathering place with a fountain or other focal element.

Resident-Serving Open Space

- S 4. Provides site landscaping and residential open space as required by Section 12.21.G. of the Zoning Code, except as follows:
- S 5. At least 50% of the required trees are canopy trees that shade open spaces, sidewalks and buildings.
- S 6. If the reviewing agency determines that the required trees cannot be accommodated on-site, required trees are planted off-site in the following locations in order of preference: nearby streets, public parks and private projects. (Variances from the required number of trees are not permitted.)

Hierarchy of Common Open Spaces

- S 7. Locates on-site open space types in relation to the street and permits public access during normal business hours as specified in Table 7-1 (on the next page).

Table 7-1: Open Space-to-Street Relationship and Public Access Requirement

Open Space Type	Location	Connection to Street	Public Access
Residential Setbacks	street level	private with visual access	not required
Paseos	street level*	direct connection required	required
Entry Forecourts	street level*	direct connection required	required
Courtyards	street level or above grade	direct connection not required	not required
Plazas	street level*	direct connection required	required
Roof Terraces	above grade or rooftop	direct connection not required	not required

* - Minor deviations of up to 2 vertical feet from sidewalk level are permitted.

Y N N/A

Outdoor Activity Amenities

- S 8. Provides landscaping and seating in each open space type as specified in Table 7-2. Planters, planter boxes and similar planting containers may count toward this requirement.
- G 9. Incorporates amenities in plazas and courtyards beyond the minimum required, including permanent and/or temporary seating, to facilitate their enjoyment and use. Seating is placed with consideration to noontime sun and shade; deciduous trees should be planted as the most effective means of providing comfortable access to sun and shade.

Table 7-2: Landscaping and Seating

Open Space Type	Minimum Planted Area	Minimum Seating
Paseos	10%	1 seat per 2,000 SF
Courtyards	25%	1 seat per 500 SF
Plazas	25%	1 seat per 500 SF
Roof Terraces	25%	None specified

Landscape Elements

- S 10. On roof terraces, incorporates trees and other plantings in permanent and temporary planters that provide shade, reduce reflective glare, and add interest to the space.
- S 10.a. Provides permanent and temporary seating placed with consideration to sun and shade, and other factors contributing to human comfort.
- G 11. Landscape elements support an easy transition between indoors and outdoors through such means as well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc.
- G 12. Landscape elements establish scale and reinforce continuity between indoors and outdoors space.
- S 12.a. Provides mature canopy trees within open spaces, especially along streets and required setbacks.
- G 13. Landscape elements provide scale, texture and color. A rich, coordinated palette of landscape elements that enhances the Development Site's identity is encouraged.
- G 14. Landscaping is used to screen or break up the mass of blank walls. For example, trees and shrubs may be planted in front of a blank wall where there is room or vines may be trained on the wall where space is limited.

E. Containment of Open Space

- S 15. Contains open space along a minimum percentage of its perimeter by building and/or architectural features as specified in Table 7-3.

Table 7-3: Containment of Open Space

Open Space Type	Minimum Containment
Paseos	2 sides
Entry Forecourts	2 sides
Courtyards	3 sides
Plazas	1 side
Roof Terraces	none

Y	N	N/A	
		<input type="checkbox"/>	8. ARCHITECTURAL DETAIL
			A. Horizontal Variation
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 1. Does not include extensive blank walls that detract from the experience and appearance of an active streetscape.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 2. Horizontal variation is of an appropriate scale and reflects changes in the building uses or structure.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 3. Varies details and materials horizontally to provide scale and three-dimensional qualities to the building.
G	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 4. If including a blank street wall facade, which is otherwise prohibited, the design integrates public art or a graphic-based facade that adds scale and interest. Facade is a maximum of four floors high, and has horizontal variation in its surface plane (using cut outs, insets or pop-outs). The design employs different scales of elements as viewed when seeing the entire building massing and as seen by pedestrians at a more intimate scale near the street.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 5. Provides well-marked entrances to cue access and use.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 5.a. Enhances all public entrances to a building or use through compatible architectural or graphic treatment.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 5.b. Main building entrances read differently from retail storefronts, restaurants, and commercial entrances.
			B. Vertical Variation
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 1. Employs a different architectural treatment on the ground floor façade than on the upper floors, and features high quality materials that add scale, texture and variety at the pedestrian level.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 2. Vertically articulates the street wall façade, establishing different treatment for the building's base, middle and top) and uses balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 3. Provides an identifiable break between the building's ground floors and upper floors designed for office or other use. This break may include a change in material, change in fenestration pattern or similar means.
G	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> 4. In order to respect existing historic datums, the cornice or roof line of historic structures are reflected with a demarcation on new adjacent structures.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 5. Employs shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest on façades exposed to the sun, where appropriate.
			C. Materials
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 1. Features long-lived and sustainable materials.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 1.a. The material palette provides variety, reinforces massing and changes in the horizontal or vertical plane.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 2. Uses especially durable materials on ground floor façades.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 3. Does not include stucco.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 4. Buildings are detailed with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guide the built results.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 5. Layers the building skin and provides a variety of textures that bear a direct relationship to the building's massing and structural elements, to provide visual variety and depth.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 5.a. The skin reinforces the integrity of the design concept and the building's structural elements, and does not appear as surface pastiche,
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 6. Layering can also be achieved through extension of two adjacent building planes that are extended from the primary façade to provide a modern sculptural composition.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 7. Designs the building's skin to be primarily transparent, especially important for towers.
G	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 8. If providing cut outs (often used to create sky gardens) they are at an appropriate scale and provide a comfortable, usable outdoor space.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 9. Designs curtain walls with detail and texture, while employing the highest quality materials.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 10. Designs the color palette of a building to reinforce building identity and complement changes in the horizontal or vertical plane.

	Y	N	N/A	
				D. Windows and Doors
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Window placement, size, material and style help define a building's architectural style and integrity.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. In buildings other than curtain wall buildings, windows are recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plant-ons around the window.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Windows and doors are well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.
				E. Glazing
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. If including ground-floor window and door glazing, it is transparent and non-reflective.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Above the ground floor, both curtain wall and window/door glazing have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. If design utilizes translucent glazing, uses only a limited amount to provide privacy.
				F. Lighting
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. All exterior lighting (building and landscape) is integrated into the building design, creating a sense of safety, encouraging pedestrian activity after dark, and supporting Downtown's vital nightlife.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Project develops a system or family of lighting with layers that contribute to the night-time experience, including facade uplighting, sign and display window illumination, landscape, and streetscape lighting.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Architectural lighting relates to the pedestrian and accentuate major architectural features.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Landscape lighting is of a character and scale that relates to the pedestrian and highlights special landscape features.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Exterior lighting is shielded to reduce glare and eliminate light being cast into the night sky.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Integrates security lighting into the architectural and landscape lighting system.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.a. Security lighting is not distinguishable from the project's overall lighting system.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Illuminates alleys for both vehicles and pedestrians.
				G. Security Grills and Roll-Down Doors and Windows
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Does not include exterior roll-down doors and security grills, except as noted below.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Subject to approval of the Reviewing Agency, project may include interior roll-down doors and security grilles, provided they are at least 75% transparent (open), retractable and designed to be fully screened from view during business hours.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Subject to approval of the Reviewing Agency, exterior security grilles and roll-down doors may be permitted in the City Markets, provided they are designed to be fully screened from view during business hours.
				H. Minimizing Impacts on Neighbors
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Mechanical equipment is either screened from public view or the equipment itself is integrated with the architectural design of the building.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Penthouses are integrated with the building's architecture, and do not appear as foreign structures unrelated to the building they serve.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Locates ventilation intakes/exhausts to minimize adverse effects on pedestrian comfort along the sidewalk. Typically locating vents more than 20' vertically and horizontally from a sidewalk and directing the air flow away from the public realm will accomplish this objective.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Screens antennas or satellite dishes.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Lighting (exterior building and landscape) is directed away from adjacent properties and roadways, and shielded as necessary. In particular, no light is directed at the window of a residential unit either within or adjacent to a project.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Reflective materials or other sources of glare (like polished metal surfaces) are designed or screened to not impact views nor result in measurable heat gain upon surrounding windows either within or adjacent to a project.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Other sources of glare, such as polished metal surfaces, shall be designed or screened to not impact views from surrounding windows.

Y N N/A

9. STREETScape IMPROVEMENTS

A. Responsibilities of the City and Other Public Agencies

- S 1. Recognizes the shared use of streets not just for moving traffic, but equally as:
 - a). The front door to businesses that are the economic and fiscal foundation of the City, and
 - b). outdoor open space for residents and workers in a City that is severely lacking in public open space. That is, recognize that all streets on which residential or commercial development is located are "pedestrian-oriented streets" and design and improve them accordingly.
- S 2. Implements the standards and guidelines in this document that pertain to improvements within street rights-of-way, including sidewalk configuration and streetscape improvements.
- S 3. For improvement projects undertaken by public agencies, complies with the Downtown Street Standards and all standards and guidelines in this document, including sidewalk width, sidewalk configuration and streetscape improvements. In the case of sidewalk width, acquisition of rights-of-way or easements from adjacent property may be required.
- S 4. Does not unreasonably burden property owners, developers and business owners with complicated regulations and protracted processes.

B. Responsibilities of the Developer or Lead Public Agency

- S 1. Provides sidewalks, parkways and walkways as specified in Section 3.
- S 2. Installs and maintains the improvements specified in this section.
- S 3. Executes a Maintenance Agreement with the City by which the developer or Lead Public Agency agrees to maintain the streetscape improvements and accepts liability for them.
- S 4. Installs the ornamental street lighting specified in sub-section G and agrees to an on-going assessment by the City to maintain and operate the lights.

C. Sidewalk Improvement where Future Roadway Widening May Occur

1. Where:

- a). a street dedication has been made in the past or is required at the time of development and
 - b). the roadway has not been widened, that portion of the sidewalk located in the potential future widening shall be the Temporary Sidewalk Zone.
- S 2. The Temporary Sidewalk Zone is not be included in the required sidewalk width.
 - S 3. Street trees are not planted in the Temporary Sidewalk Zone.
 - S 4. On streets where continuous landscaped parkways are required, develops the Temporary Sidewalk Zone as a landscaped parkway. Designs the irrigation so that the portion in the Temporary Sidewalk Zone can be removed without damaging the irrigation in the remaining parkway.
 - S 5. On streets where tree wells are required, paves the Temporary Sidewalk Zone as an extension of the permanent sidewalk with an expansion joint at the future back of curb.

D. Curb Extensions and Crosswalks

- S 1. Mid-block crosswalks are provided on all blocks 550' or longer, subject to approval by LADOT.
- S 2. Curb extensions are provided at all corners and mid-block crossings, except at the intersection of two arterial streets (Major or Secondary Highways) and on streets where the curb lane is used as a peak-hour traffic lane, subject to approval by LADOT.

E. Paving Pattern

- S 1. If in the LASED Streetscape Plan area, installs the paving pattern specified in the adopted Streetscape Plan.
- S 2. If on Hope Street, installs the paving pattern used between Olympic Boulevard and 9th Street.
- S 3. If in any of the other locations north of the 10 Freeway, installs the standard CRA/LA edge band. The edge band detail is included in Appendix B.

F. Street Trees

Tree Species and Spacing

- S 1. Plants street trees in conjunction with each project. In-lieu fees are not permitted.
- S 2. Spaces trees as specified by City staff, but not more than an average of 25 feet on center to provide a more-or-less continuous canopy along the sidewalk.
- S 3. Spacing from other elements is as specified by the Urban Forestry Division (UFD)/Bureau of Street Services/Department of Public Works, except trees may be 6 feet from pedestrian lights. The Applicant agrees to maintain the trees so that the pedestrian lights are accessible for maintenance purposes.

	Y	N	N/A	
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Trees are species/cultivars that will achieve a mature height, given site conditions, of at least 40 feet on Major Highways Class II and Secondary Highways and 30 feet on other streets with a mature canopy that can be pruned up to a height of 14 feet. Typically street trees will achieve about two-thirds of the mature height specified in Sunset Garden Book.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Species/cultivars are as shown in the Master Tree List in the Appendices, unless otherwise approved by the Reviewing Agency and UFD.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Required street trees are be shade trees. However, if approved by the Reviewing Agency and UFD, palms may be planted between or in addition to required shade trees.
Planting Standards				
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Plants minimum 36" box trees.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Parkways are planted with: a). turf or turf substitute that is level with the adjacent walkway and walkable or b). groundcover or perennials at least 18 inches but not more than 3 feet tall, except within 2 feet of tree trunks.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Where tree wells are installed as permitted/specified in Section 3, tree wells are: a). planted as described above; b). covered with a 3-inch thick layer of stabilized decomposed granite, installed per manufacturer's specifications, and level with the adjacent walkway; or c). covered by a tree grate.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Where gap-graded (structural) soil is required by Section 3, it is installed to a depth of at least 30 inches below the required miscellaneous base material under the concrete sidewalk for the entire length and width of the sidewalk adjacent to the project, except: a). gap-graded soil is not required under driveways and b). adjacent to existing buildings, the existing soil should be excavated at a 2:1 slope away from the building wall or as required by the Department of Building and Safety to avoid shoring of the building footing.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Irrigates the trees and landscaped parkways with an automatic irrigation system. In-line drip irrigation (Netafim or equal) is preferred. Spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Maintains and prunes street trees as specified by the Urban Forestry Division, including: obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit "topping" and "heading."
G. Street Lights				
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. If on streets with an established historic street light, continues the predominant street light pattern, modified as required by BSL to meet current illumination standards, using replicas of the historic street lights as specified by BSL.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1.a. If a project includes roadway widening, refurbishes and relocates the historic street lights with supplemental replicas as required by BSL.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. In other locations, pedestrian street lights, as specified by the Reviewing Agency and approved by BSL, are attached to each existing roadway light and a matching pedestrian light on a pole specified by the Reviewing Agency and approved by the BSL and are installed approximately equidistant between the roadway lights. Pedestrian light spacing must be carefully coordinated with street tree planting in order to meet BSL spacing requirements and maintain the required tree spacing. An alternative street lighting pattern may be approved by the Reviewing Agency and BSL.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Pedestrian street lights are set back from the curb on wide sidewalks installed on private property as follows: a). Where sidewalks are at least 24 feet wide, the pedestrian lights may be set back between the clear path of travel and the commercial activity zone adjacent to the building. b). Where the building is set back from the sidewalk, the pedestrian street lights may be installed on poles directly adjacent to the back of sidewalk. c). All light sources shall provide a warm (yellow, not blue) light if metal halide or high-pressure sodium or, preferably, LED lights that produce a similar quality of light. d). All optic systems shall be cut-off.

	Y	N	N/A	
				H. Streetscape Project Approval and Permits
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. A-permit. (Refer to the Downtown Design Guide.)
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Revocable Permit. (Refer to the Downtown Design Guide.)
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. B-Permit. (Refer to the Downtown Design Guide.)
			<input type="checkbox"/>	10. SIGNAGE
			<input type="checkbox"/>	A. Master Sign Plan
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. If the project is over 50,000 square feet, or has more than 50 residential units, submits a master sign plan for the entire project during the design development phase. The master sign plan identifies all sign types that can be viewed from the street, sidewalk or public right-of-way. The plan shall be designed and prepared by a single graphic design firm or signage design company to assure a cohesive, integrated approach to the variety of signs required for building identification, wayfinding and regulatory needs. The master signage plan shall include: a). A site plan identifying location of all sign types and that identifies each proposed sign by number, showing its location in relation to structures, walkways and landscaped areas; b). A matrix describing general characteristics of each sign type, sign name or number, illumination, dimensions, quantity); and c). A scaled elevation of each sign type showing overall dimensions, sign copy, typeface, materials, colors and form of illumination.
				B. Signage Guidelines by Type
				Corporate Campus Signs
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Signage reinforces the corporate or campus identity.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. All signs integrate with the architecture, landscaping and lighting, relate to one another in their design approach, and convey a clear hierarchy of information.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Signs that hold multiple tenant information are designed so individual tenant information is organized and clear within the visual identity of the larger campus or building.
				4. For buildings over 120 feet tall, see requirements for tall building signs.
				Residential Project Signs
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Signage reinforces the identity of the residential complex and is visible from the most prominent public corner or frontage.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. All signs are integrated with the design of the project's architecture and landscaping. As a family of elements, signs are related in their design approach and convey a clear hierarchy of information.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Signage identifies the main/visitor entrance or lobby, resident or visitor parking, community facilities, major amenities and commercial uses. These signs are related in style and material and are appropriately scaled for the intended audience.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Signs are not too large or duplicative, because residents soon learn the project entries and facilities.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Signs for community facilities are prominent and easily read by first time visitors.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Mixed-use projects with commercial or retail tenants comply with the retail section below.
				Retail Signs
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Retail signs are appropriately scaled for the primary viewing audience (pedestrian-oriented districts require smaller signage than fast moving automobile-oriented districts).
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. The location, size, and appearance of tenant identification signs contributes to street activity and enhances the street-level experience that is appropriate to each Downtown district or neighborhood.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. If project have have multiple storefront tenants of similar size, all signage is of the same type (i.e., cut out letters, blade, or neon) and the same relative size and source of illumination. Retail tenants appear to be different by their store name, font, color and type of retail displays.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. If the project involves historic buildings with ground floor retail, signs do not obscure the architecture, but are integrated into the original or restored storefront elements.

	Y	N	N/A	
			<input type="checkbox"/>	Tall Building Signs (building is at least 120' tall)
				Location
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. a). If on a flat topped building, Tall Building Signs are located between the top of the windows on the topmost floor and the top of the roof parapet or within an area 16 feet below the top of the roof parapet.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	b). If on buildings with stepped or otherwise articulated tops, Tall Building Signs are located within an area 16 feet below the top of the building or within an area 16 feet below the top of the parapet of the main portion of the building below the stepped or articulated top.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c). Tall Building Signs are located on a wall and may not be located on a roof, including a sloping roof, and may not block any windows.
				Maximum Sign Area
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. A Tall Building Sign does not occupy more than 50% of the area in which the sign may be located on a single building face or 800 square feet, whichever is less and includes at most, only a single line of text.
				Number of Tall Building Signs
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17. Buildings have no more than two Tall Building Signs on any two sides of the building. In the case of a cylindrical or elliptical building, the building is considered to have four quadrants, which will in no case exceed 25% of the perimeter of the building. Both Tall Building Signs on a building are identical.
				Materials
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. a. Tall Building Signs are constructed of high quality, durable materials that are compatible with the building materials. Cut-out letters that are individually pin-mounted and backlit are encouraged.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. b. No box signs are included.
				Orientation
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19. Tall Building Signs are not oriented toward nearby residential neighborhoods, to the extent feasible,
				Flexibility.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20. Tall Building Signs are designed to be changed over time.
				Other Guidelines.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21. Tall Building Signs meet the following guidelines:
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a). The use of symbols, rather than names or words.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b). Tall Building Signs are integrated into the architectural design of the building.
				c). Tall Building Signs are illuminated at night, and project includes distinctive building tops, and the two are integrated. Lighting of Tall Building signs should include backlighting that creates a "halo" around the skylight sign. Backlighting may be combined with other types of lighting.
				C. Signage Guidelines for All Sign Types
				Signs in Context
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Signs is conceived as an integral part of the project design so as not to appear as an afterthought.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The location, size, and appearance of signs complements the building and is coordinate with the character of the Downtown district in which they are located.
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Signs respect residential uses within and adjacent to a project. The intent is to promote a more peaceful living environment without undue impacts upon residential uses. Where signs are visible from residences, utilizes small signs, no animation, limited lighting and shorter operating hours.
				Sign Location in Relation to Street Trees
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. No signs are located between 14 feet above sidewalk elevation and 40 feet above sidewalk elevation to avoid conflicts with the tree canopy, except where the Applicant demonstrates that no conflict will occur or in locations where street trees are not required.

	Y	N	N/A	
				5. If, to accommodate tenant signs below the tree canopy, a street tree's lateral branches are removed below a height of 14 feet above the sidewalk elevation, removal provides that:
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a) no removed branch has a diameter of more than 1/4 of the trunk diameter or 3", whichever is less,
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	and b) the total tree height is 2.5 times the clear trunk height.
				For example, if the total tree height is 35 feet, the lateral branches along the trunk may be removed below 14 feet. If the total tree height is 25 feet, the lateral branches may be removed below 10 feet.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Trees may not be topped or headed back on the sides to expose signs. If a tree is topped or headed back to expose a sign, the tree shall be replaced by the sign permit holder or sign owner with a tree equal in size to the topped or headed tree prior to topping or heading.
				Sign Illumination and Animation
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Includes illuminated signs that reflect the individual character of the Downtown districts.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Signs use appropriate means of illumination. These include: neon tubes, fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights and wall wash fixtures.
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Signs are not illuminated later than 2 a.m. or earlier than 7 a.m.
				Prohibited Signs
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. The project does not include the following signs:
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a). Internally illuminated awnings
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b). Conventional plastic faced box or cabinet signs
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c). Formed plastic faced box or injection molded plastic signs
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d). Luminous vacuum formed letters
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e). Animated or flashing signs
S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f). Wall murals covering windows.
				11. PUBLIC ART
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. All artwork erected in or placed upon City property is approved by the Department of Cultural Affairs. In some cases, it may require a special maintenance agreement with the appropriate BID or similar community organization.
G	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Artwork in privately owned developments is fully integrated into the development's design, in the most accessible and visible locations. Enclosed lobbies and roof top gardens are considered appropriate locations.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Artwork in retail streets and developments is to be viewed in relation to existing signage and shop frontage.
S	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Attention is paid to how the artwork will appear amidst mature landscape.
G	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Special care has been taken to avoid locations where artworks may be damaged, such as the vehicular right of way.
				12. CIVIC AND CULTURAL LIFE
G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Application includes a description of how your project will:
				a). Contribute to the civic and cultural life of the Downtown.
				b). Connect to existing elements illustrated on the map in Figure 12-1.

OBJECTIVE 1: Consider Neighborhood Context and Linkages in Building and Site Design

Indicate which (if any) of the following methodologies you applied in your project.

1.1 Site Planning:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Create a strong street wall by locating building frontages at the required setback or, where no setback requirement exists, at the front property line. Where additional setback is necessary or a prevailing setback exists, activate the area with a courtyard or "outdoor room" adjacent to the street by incorporating pedestrian amenities such as plazas with seating or water features, for example.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Provide direct paths of travel for pedestrian destinations within large developments. Especially near transit lines, create primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Maintain existing alleys for access. Avoid vacating alleys or streets to address project-specific design challenges.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	In dense neighborhoods, incorporate passageways or paseos into mid-block developments, particularly on through blocks, that facilitate pedestrian and bicycle access to commercial amenities from adjacent residential areas. Maintain easy access to commercial areas from adjacent residential neighborhoods to avoid unnecessary or circuitous travel.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Activate mid-block passageways, pedestrian walkways, or paseos using water features, pedestrian-level lighting, murals or artwork, benches, landscaping, or special paving so that they are safe and visually interesting spaces.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Place buildings around a central common open space to promote safety and the use of shared outdoor areas. In mid- and high-rise buildings, podiums between buildings and rooftop areas can be used as common areas.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Place public use areas such as restaurant seating, reception and waiting areas, lobbies, and retail, along street-facing walls where they are visible to passersby.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Place drive-thru elements away from primary site corners and adjacent primary streets.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	At gas stations, car washes, and drive-thru establishments, ensure that separate structures on the site have consistent architectural detail and design elements to provide a cohesive project site.	<input type="checkbox"/>

- Install bicycle racks and lockers, especially in multi-tenant commercial or mixed-use buildings located on Major or Secondary highways where bike routes are existing or planned. Ensure bicycle racks are placed in a safe, convenient, and well-lit location to encourage alternative modes of transport for employees and consumers with small purchases.

1.2 Building Orientation

- | YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|--|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Orient the long side of large-format retail establishments parallel to the public street to physically define the street edge. Large format retail with multiple tenants should provide distinct entrances and storefronts to improve site design flexibility for future retail uses at the same location. | <input type="checkbox"/> |

1.3 Entrances

- | YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|--|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Provide a logical sequence of entry and arrival as part of the site's design. Special entry treatments such as stamped or colored concrete and special planting and signage can be used to enhance entries and guide pedestrians. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Ensure that pedestrian entries provide shelter year-round. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Ensure that the main entrance and entry approach can accommodate persons of all mobility levels. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Promote pedestrian activity by placing entrances at grade level and unobstructed from view from the public right-of-way. Avoid sunken entryways below street level. Where stairs are located near the main entrance, highly visible and attractive stairs should be placed in a common area such as an atrium or lobby and integrated with the predominant architectural design elements of the main building. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Ground floor retail establishments in mixed-use projects should maintain at least one street-facing entrance with doors unlocked during regular business hours to maintain an active street presence. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Ensure that commercial ground floor uses provide clear and unobstructed windows, free of reflective coatings and exterior mounted gates and security grills. Ensure that landscaping does not create a barrier between pedestrians and the building frontage, nor views into buildings at the ground floor. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Install electronic security to avoid the need for unsightly security grills and bars. If such security measures are necessary, ensure that security grills and bars recess completely into pockets at the side or top of storefronts so as to conceal the grills when they are retracted. | <input type="checkbox"/> |

1.4 Relationship to Adjacent Buildings

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	In older neighborhoods, new developments should likewise respect the character of existing buildings with regards to height, scale, style, and architectural materials.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Soften transitions between commercial districts and immediately surrounding residential neighborhoods with respect to building height, massing, and negative impacts of light and noise. Plant trees, shrubs, or vines to grow between property lines.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Where commercial or multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent residential buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	In pedestrian-oriented commercial areas with predominantly smaller storefronts (especially when a project is built over two or more lots), apply vertical breaks and pedestrian-scaled storefront bays to prevent monolithic "box-like" buildings and maintain a storefront rhythm consistent with surrounding buildings.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Break up the floor space in large retail developments to add variety, interest, and built-in flexibility to accommodate future uses of differing scales.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	In older neighborhoods, new developments should likewise respect the character of existing buildings with regards to height, scale, style, and architectural materials.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Soften transitions between commercial districts and immediately surrounding residential neighborhoods with respect to building height, massing, and negative impacts of light and noise. Plant trees, shrubs, or vines to grow between property lines.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Where commercial or multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent residential buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	In pedestrian-oriented commercial areas with predominantly smaller storefronts (especially when a project is built over two or more lots), apply vertical breaks and pedestrian-scaled storefront bays to prevent monolithic "box-like" buildings and maintain a storefront rhythm consistent with surrounding buildings.	<input type="checkbox"/>

**Does the project meet the overall intent of Objective 1:
Consider Neighborhood Context and Linkages in Building and Site Design?**

YES NO

STAFF INTIALS

(See page 15 for explanation)

OBJECTIVE 2: Employ High Quality Architecture to Define the Character of Commercial Districts

Indicate which (if any) of the following methodologies you applied in your project.

2.1 Pedestrian Scale:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Maintain a human scale rather than a monolithic or monumental scale. High-rise buildings in particular should take care to address pedestrian scale at the ground floor.	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	At entrances and windows, include overhead architectural features such as awnings, canopies, trellises, or cornice treatments that provide shade and reduce daytime heat gain, especially on south-facing facades.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Differentiate the ground floor from upper floors. Changes in massing and architectural relief add visual interest and help to diminish the perceived height of buildings.	<input type="checkbox"/>

2.2 Building Façade and Form:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vary and articulate the building façade to add scale and avoid large monotonous walls.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Architectural elements such as entries, porticoes, cornices, and awnings should be compatible in scale with the building massing and should not be exaggerated or made to appear as a caricature of an historic architectural style.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Layer building architectural features to emphasize certain features of the building such as entries, corners, and the organization of retail or office spaces.	<input type="checkbox"/>

- Incorporate and alternate different textures, colors, materials, and distinctive architectural treatments that add visual interest while avoiding dull and repetitive façades.
- Incorporate windows and doors with well-designed trims and details as character-defining features to reflect an architectural style or theme consistent with other façade elements.
- Treat all façades of the building with an equal level of detail, articulation, and architectural rigor.
- Integrate varied roof lines through the use of sloping roofs, modulated building heights, stepbacks, or innovative architectural solutions.
- Reinforce existing facade rhythm along the street where it exists by using architectural elements such as trim, material changes, paved walkways, and other design treatments consistent with surrounding buildings.
- In mixed-use projects, orient windows in street-facing units toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.
- In mixed-use buildings, ensure that balconies are sized and located to maximize their intended use for open space. Avoid "tacked on" balconies with limited purpose or function.

2.3 Building Materials

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Approach character-defining details in a manner that is true to a style of architecture or common theme.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Apply trim, metal- and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building(s).	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Select building materials, such as architectural details and finishes that convey a sense of permanence. Quality materials should be used to withstand the test of time regardless of architectural style.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Apply changes in material purposefully and in a manner corresponding to variations in building mass.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Use white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Use exterior surface materials that will reduce the incidence and appearance of graffiti.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Fences should incorporate changes in materials, texture, and/or landscaping to avoid solid, uninterrupted walls. Avoid materials such as chain link, wrought iron spears, and cyclone.	<input type="checkbox"/>

- Utilize landscaping to add texture and visual interest at the street level. Where limited space is available between the building and the public right-of-way, incorporate climbing vegetation as a screening method.

2.4 Storefront Character

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	In multi-tenant buildings, ensure that storefronts convey an individual expression of each tenant's identity while adhering to a common architectural theme and rhythm.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Design storefronts with a focus on window design to create a visual connection between the interior and exterior.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Incorporate traditional storefront elements in new and contemporary commercial buildings by including a solid base for storefront windows. Use high quality durable materials such as smooth stucco or concrete, ceramic tile, or stone for the window base.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Provide shelter from the sun and rain for pedestrians along the public right-of-way where the buildings meet the street. Extend overhead cover across driveways or provide architecturally integrated awnings, arcades, and canopies.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Align awnings with others on the block, particularly the bottom edge of the awning. Coordinate the awning color with the color scheme of the entire building front.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ensure that store entrances are recessed, not flush, with the edge of the building façade to articulate the storefront and provide shelter for persons entering and exiting.	<input type="checkbox"/>

**Does the project meet the overall intent of Objective 2:
Employ High Quality Architecture to Define the Character of Commercial Districts?**

YES NO STAFF INITIALS
 (See page 15 for explanation) _____

OBJECTIVE 3: Augment the Streetscape Environment with Pedestrian Amenities

Indicate which (if any) of the following methodologies you applied in your project.

3.1 Sidewalks:

YES	NO	N/A		STAFF REVIEW
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Where a sidewalk does not currently exist, establish a new predominantly straight sidewalk along the length of the public street frontage. Create continuous and predominantly straight sidewalks and linear open space. Reconstruct abandoned driveways as sidewalks.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	On Major and Secondary Highways, provide a comfortable sidewalk and parkway; at least 10 feet in width to accommodate pedestrian flow and activity, but wider if possible. Sidewalks and parkway widths on Local and Collector streets may be narrower, but generally not less than nine feet wide.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Plant parkways separating the curb from the sidewalk with ground cover, low-growing vegetation or permeable materials that accommodate both pedestrian movement and car doors. Brick work, pavers, gravel, and wood chips are examples of suitable permeable materials.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Create a buffer zone between pedestrians, moving vehicles, and other transit modes by the use of landscaping and street furniture. Examples include street trees, benches, newspaper racks, pedestrian information kiosks, bicycle racks, bus shelters, and pedestrian lighting.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Plant street trees at the minimum spacing permitted by the Division of Urban Forestry, typically one tree for every 20 feet of street frontage, to create a consistent rhythm.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Broadleaf evergreen and deciduous trees should be used to maintain a continuous tree canopy. Shade producing street trees may be interspersed with an occasional non-shade tree.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	In high pedestrian use areas, install tree guards to protect tree trunks from damage.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Ensure that new developments adjacent to transit stops invest in pedestrian amenities such as trash receptacles and sheltered benches or seating areas for pedestrians that do not intrude into the accessible route.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Provide path lighting on sidewalks to encourage and extend safe pedestrian activities into the evening.	<input type="checkbox"/>

3.2 Crosswalks/Street Crossings for Large-Scale Developments

YES	NO	N/A		STAFF REVIEW
			Incorporate features such as white markings, signage, and lighting so that pedestrian crossings are visible to moving vehicles during the day and at night.	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Improve visibility for pedestrians in crosswalks by installing curb extensions/ bump outs.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Emphasize pedestrian safety and comfort at crosswalks with devices such as pedestrian crossing signals, visible and accessible push buttons for pedestrian actuated signals, and dual sidewalk ramps that are directed to each crosswalk.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	On wide streets, employ devices that decrease the crossing distance for pedestrians. Examples include a mid-street crossing island, an area of refuge between a right-turn lane and through lane, a curb extension/bump out, or a minimal curb radius.	<input type="checkbox"/>

3.3 On-Street Parking:

YES	NO	N/A		STAFF REVIEW
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Locate curb cuts in a manner that does not reduce on-street parking.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Provide angled or parallel on-street parking to maximize the safety of bicyclists and other vehicular traffic.	<input type="checkbox"/>

Does the project meet the overall intent of Objective 3: Augment the Streetscape Environment with Pedestrian Amenities?		
YES	NO	
<input checked="" type="radio"/>	<input type="radio"/>	(See page 15 for explanation)
		STAFF INITIALS _____

OBJECTIVE 4: Minimize the Appearance of Driveway and Parking Areas

Indicate which (if any) of the following methodologies you applied in your project.

4.1 Off-Street Parking and Driveways

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Place on-site parking to the side or rear of buildings so that parking does not dominate the streetscape.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways and utilizing alleys for access and egress. Where alleys do not exist, concentrate curb cuts at side streets or mid-block.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Where alternatives to surface parking are not feasible, locate parking lots at the interior of the block, rather than at corner locations. Reserve corner locations for buildings.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Where the parking lot abuts a public sidewalk, provide a visual screen or landscaped buffer between the sidewalk and the parking lot.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	When driveway placement on a front façade cannot be avoided, locate the driveway at the edge of the parcel rather than in the center. Ensure that the street-facing driveway width is minimized to 20 feet or less.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Wrap parking structures with active uses such as retail spaces or housing units on the ground floor.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Blend parking structure facades with nearby buildings by incorporating architectural treatments such as arches or other architectural openings and varied building materials, decorative screening, climbing vines, or green walls to provide visual interest.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Mitigate the impact of parking visible to the street with the use of planting and landscaped walls tall enough to screen headlights.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Illuminate all parking areas and pedestrian walkways to improve safety. Avoid unintended spillover impacts onto adjacent properties.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Use architectural features, such as decorative gates and fences, in combination with landscaping to provide continuity at the street where openings occur due to driveways or other breaks in the sidewalk or building wall.	<input type="checkbox"/>

**Does the project meet the overall intent of Objective 4:
Minimize the Appearance of Driveways and Parking Areas?**

YES NO

STAFF INITIALS

(See page 15 for explanation)

OBJECTIVE 5: Include Open Space to Create Opportunities for Public Gathering

Indicate which (if any) of the following methodologies you applied in your project.

5.1 On-Site Landscaping:

YES	NO	N/A		STAFF REVIEW
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Retain mature and healthy vegetation and trees when developing a site, especially native species.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Design landscaping to be architecturally integrated with the building and suitable to the functions of the space while selecting plant materials that complement the architectural style, uses, and form of the building.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Design open areas to maintain a balance of landscaping and paved area. Select drought tolerant, native landscaping to limit irrigation needs and conserve water. Mediterranean and local, climate-friendly plants may be used alongside native species.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Facilitate sustainable water use by using automated watering systems and drip irrigation to irrigate landscaped areas.	<input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Provide canopy trees in planting areas in addition to street trees for shade and energy efficiency, especially on south and southwest facing façades.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Use landscape features to screen any portion of a parking level or podium that is above grade. Trees, shrubbery, planter boxes, climbing plants, vines, green walls, or berms can be used to soften views from the public right-of-way.	<input type="checkbox"/>

5.2 Open Space and Plazas:

YES	NO	N/A		STAFF REVIEW
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Incorporate shaded open space such as plazas, courtyards, pocket parks, and terraces in large scale commercial buildings. Design open areas to be easily accessible and comfortable for a substantial part of the year.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Orient open spaces to the sun and views. Create a sense of enclosure while maintaining safety, so that open spaces and plazas feel like outdoor rooms.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Connect open spaces to other activity areas where people gather to sit, eat, or watch other people.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Locate sidewalk restaurants or outdoor dining areas on or adjacent to open spaces and pedestrian routes. Connect shops or office entrances directly to places where people gather or walk.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Landscape all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities. Landscaping may include any practicable combination of shrubs, trees, ground cover, minimal lawns, planter boxes, flowers, or fountains that reduce dust and other pollutants and promote outdoor activities, especially for children and seniors.	<input type="checkbox"/>

Does the project meet the overall intent of Objective 5: Include Open Space to Create Opportunities for Public Gathering?		
YES	NO	STAFF INITIALS
<input checked="" type="radio"/>	<input type="radio"/>	(See page 15 for explanation) _____

OBJECTIVE 6: Improve the Streetscape by Reducing Visual Clutter

Indicate which (if any) of the following methodologies you applied in your project.

6.1 Building Signage and Placement:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	In general, a maximum of one business identification wall sign should be installed per business frontage on a public street. Rarely should more than one business identification wall sign be utilized per storefront.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Locate signs where architectural features or details suggest a location, size, or shape for the sign. Place signs so they do not dominate or obscure the architectural elements of the building or window areas.	<input type="checkbox"/>

- Include signage at a height and of a size that is visible to pedestrians and facilitates access to the building entrance.
- In commercial and mixed-use buildings with multiple tenants, develop a coordinated sign program establishing uniform sign requirements that identify appropriate sign size, placement, and materials.

6.2 Building Signage Materials:

YES	NO	N/A		STAFF REVIEW
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	At large retail developments, provide maps and signs in public spaces showing connections, destinations, and locations of public facilities such as nearby transit stops.	<input type="checkbox"/>
			Limit the total number of colors used in any one sign. Small accents of several colors make a sign unique and attractive, but competition of many different colors reduces readability.	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Limit text on signs to convey the business name or logo. Eliminate words that do not contribute to the basic message of the sign.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Select sign materials that are durable and compatible with the design of the façade on which they are placed.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Illuminate signs only to the minimum level required for nighttime readability.	<input type="checkbox"/>

6.3 Lighting and Security:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Use ornamental lighting to highlight pedestrian paths and entrances to contribute to providing for a comfortable nighttime strolling experience while providing security by including after-hours lighting for storefronts.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Install lighting fixtures to accent and complement architectural details. Shielded wall sconces and angled uplighting can be used at night to establish a façade pattern and animate a building's architectural features.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage onto adjacent properties.	<input type="checkbox"/>

6.4 Utilities:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Place utilities in landscaped areas and out of the line-of-sight from crosswalks or sidewalks. Utilities such as power lines, transformers, and wireless facilities should be placed underground or on rooftops when appropriately screened by a parapet; otherwise, any mechanical or electrical equipment should be buffered by planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Screen views of rooftop equipment such as air conditioning units, mechanical equipment, and vents from view from the public right-of-way.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Hide trash enclosures within parking garages so that they are not visible to passersby. Screen outdoor stand-alone trash enclosures using walls consistent with the architectural character of the main building, and locate them so that they are out of the line-of-sight from crosswalks or sidewalks.	<input type="checkbox"/>

**Does the project meet the overall intent of Objective 6:
Improve the Streetscape by Reducing Visual Clutter?**

YES	NO		STAFF INITIALS
<input checked="" type="radio"/>	<input type="radio"/>	(See page 15 for explanation)	_____

Notes

Many neighborhoods in Los Angeles have adopted guidelines as part of a Community Plan Urban Design chapter, or special zoning designations such as specific plans, community design overlay districts, designated historic properties and historic districts. This policy applies to all areas, but is particularly applicable to those areas within the City that do not currently have adopted design guidelines.

Proposed projects must substantially comply with the Citywide Design Guidelines through either the methods listed in the guidelines or through alternative methods that achieve the same objective. Applications that do not meet the specific guidelines applicable to that project should provide rationale for the design and explain how the project will meet the intent of the General Plan, the Municipal Code, and these Guidelines objectives.

In cases where site characteristics, existing improvements, or special circumstances make substantial adherence impractical, substantial compliance may not be possible. The Citywide Design Guidelines will be used to condition an approved project and not as the basis for decision makers to approve or deny it. Conditions imposed by the initial decision maker may be appealed.

WRITTEN JUSTIFICATION

**STAFF
REVIEW**

Objective 1: Consider Neighborhood Context & Linkages in Building and Site Design

n/a

Objective 2: Employ Distinguishable and Attractive Building Design

2.1 Q2 - Surrounding retail uses in neighborhood do not utilize awnings or other coverings for retail business entrances, and the project proposes to be visually consistent with surrounding uses.

Objective 3: Provide Pedestrian Connections Within and Around the Project

n/a

Objective 4: Minimize the Appearance of Driveways and Parking Areas

n/a

Objective 5: Utilize Open Areas and Landscaping Opportunities to their Full Potential

5.1 Q5 - The project does not currently propose to reconstruct the street frontage. In terms of the paseo, the applicant has not yet determined whether the site is appropriate for permeable surfaces. The project will otherwise comply with the requirements of the LID ordinance.

Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter

n/a

**EXPEDITED
PROCESSING
SECTION**



INSTRUCTIONS:

PRIMARY CHECKLIST FOR CASE FILING

Case No. ZA 2017-4610-CU-MAP-SPR Staff Steve Kim
Environmental Case No. ENV-2017-3933-EAF Date 11/8/17

DEPARTMENT OF CITY PLANNING APPLICATION FORM

1. Application Type (SPR, CUP, MCUP) ZA case
(Zone Change, Plan Amendment, Zone Variance, Conditional Use, etc.)

Related case: VIT-78252

2. Project Location and Size
Received

- Street address in ZIMAS or BOE Referral form if address is not in ZIMAS
- Lot area
- Legal description (including all contiguously owned parcels)
- Lot dimensions
- Assessor's Parcel Number(s)
- Total project size

3. Project Description
Received

- Description of project such as existing and proposed number of units, parking spaces, seats, hours of operation, height, use, etc.
- Present and proposed use, especially if units are to be demolished.
- Housing Component Information

4. Request Clause
N/A Received

- Code Section which authorizes relief
- Code Section from which deviation is required, if applicable
- Statement of request, and if applicable, what is required (e.g. CU for an auto repair facility in the C4 Zone; or a ZAA to allow a 2-foot westerly side yard in-lieu of the 5-foot required side yard)
- List of previous, recent or pending case numbers related to the project.

5. Owner/Applicant Information
Received

Owner

Applicant (**Note:** The Applicant cannot be the Representative unless the Representative has a vested interest in the project)

Representative

6. Applicant's Affidavit

N/A

Received

N/A

Received

Owner

Applicant

Representative

Lessee (if applicant is lessee of entire site)

Notarized

Grant Deed (always required for CDP's)

Ownership Disclosure if property is owned by LLC, Corporation, partnership or Trust

Agent for Service of Process

Names and addresses of principal owners (25% interest or greater)

Copy of current corporate articles, partnership agreement, or trust document as applicable

Copy of Lease (if applicant is lessee of entire site)

Letter of Authorization from owner granting Power of Attorney to the Signatory (if MLU not signed by owner) Notarized LOA preferred if no supporting documentation to compare signature.

Note: If there are multiple parcels and/or owners, all owners need to give consent.

APPLICATION MATERIALS

1. Authorization/Referrals to File

N/A

Received

Project Planning Referral Form if project is in a Specific Plan, CDO, POD, NOD, etc.

HPOZ Authorization Form if project is in HPOZ

Management Team Authorization if project includes a General Plan Amendment request

Expedite Fee Agreement (*must be signed by EPS staff within 90 days of application submittal*)

Previously submitted with VTT-78252 as a related case.

2. Findings/Justifications/Supplemental Materials

N/A Received

- Findings or Justification for each requested action
- Supplemental Materials including questionnaires (Except Director Determinations)

3. Related Documents (as applicable)

N/A Received

- Urban Design Guidelines Checklist(s)
- BOE Planning Case Referral Form (for new construction of floor area additions to buildings used for commercial or industrial purposes in any zone. *associated with VTT* **Note:** Not required for planning cases incidental to subdivisions)
- BOE Hillside Referral Form (for Hillside Projects only)
- Affordable Housing Referral Form (for Density Bonus filings) [Apply sticker to Priority Housing Projects]
- Proof of Filing with HCIDLA for replacement housing (per AB 2222)
- Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form
- Mello Form
- Original/Related Entitlements (always required for Plan Approvals)
- Building Permits & Certificate of Occupancy (for Density Bonus filings and projects with nonconforming rights)
- Order to Comply (by LADBS or Housing)
- T, Q, and D Conditions
- Original and two copies each of Initiation Request & Time Extension (GPA filings)

4. Zimas Profile Report

Received

- One (1) copy of Parcel Profile Report selecting all contiguously owned properties
- One (1) copy of ZIMAS aerial view

5. Photographs

Received

Part of Plan

- Neighboring properties also, on 8 1/2" x 11" paper
- Index map showing from which direction photos were taken

6. Vicinity Map

Received

- Location map showing surrounding area (*should minimally show nearest Collector Street*)

7. Public Noticing

N/A

Received

- BTC receipt number *LAI7-1062*
- Perjury affidavit (*never waived*)
- Labels of abutting property owners (*never waived*)
- Copy of abutting property owners list (*never waived*)
- Copy of owners and occupants list (for projects requiring radius maps only)
- Applicant, owner and representative must be on all labels and copies (*cannot be handwritten*)
- Dated within 180 days of submittal

Posting to be done by: BTC Applicant or Representative

8. Maps (as applicable)

N/A Received

- Ownership Map—must include all contiguously owned properties, keyed to match numbers on the ownership list (*abutting notification cases only*)
- Radius Map—must include all contiguously owned properties, keyed to match numbers on the ownership and occupant lists
 - Original plus seven (7) copies
 - 8 ½" x 11" copy
 - Dated within 180 days of submittal
- Existing Plan, Proposed Plan and Existing Zoning Maps (*GPA cases only*)
 - 8½" x 11" size maps (*color preferred, old ZIP-a-tone acceptable, individually prepared—not just ZIMAS printouts*)
 - Five (5) copies each

9. Plans Required (each folded to 8 ½" x 11")

N/A Received

- Size and number of all Plans
 - One (1) full size on 24" x 36" paper
 - Four (4) reduced size on 11" x 17" paper
 - One (1) reduced size on 8 ½" x 11" paper (*for Expedite Processing cases only*)
- Plot Plan
 - Includes all contiguously owned parcels (*Identify which parcels are not a part of project*)
 - Summary of information table
- Floor Plans
 - For CUB cases, Floor Plans include # of seats, alcohol storage area and outdoor seating areas
- Elevations
- Color renderings of project in conjunction with landscaping (all PPB cases)
- Sections (*if project involves multiple levels or subterranean parking or basement floors*)
- Landscape Plan (*for projects with 6+ new units, include Open Space area and summary table*)

10. Electronic Copy of Application Materials

Received

Copy of significant documents on flash drive or CD (PDF format only)

CD

11. CEQA Compliance

Received

Categorical Exemption recommended _____ - _____ - _____

Environmental Assessment Form _____ - _____ - _____

Reconsideration of: _____ - _____ - _____

Existing ENV: 2017 - 3933 - EAF

EIR _____ - _____ - _____

12. Duplicate Case Files

N/A Received

Certified Neighborhood Council in an unsealed, postage affixed envelope with Public Counter return address (for all cases)

LAPD (for CUB's only)

Council Office (for CUB's only)

California Coastal Commission (for CDP's only)

Fire Department (for Amateur Radio Antenna only)

STAFF REQUIREMENTS

1. PCTS Entry

Complete

- Project Description (200 character maximum) field must include relevant information such as:
 - Existing/Proposed use
 - Existing/Proposed zone
 - Existing/Proposed number of units
 - Existing/Proposed floor area
 - Existing/Proposed height
 - Existing Proposed number of parking spaces
 - Existing/Proposed number of seats/hours (for food/beverage establishments)
 - Affordable Housing Data (Including Type and Income Level).
- Requested Entitlement (2,000 character maximum) field must include a list of all requested entitlements
- Input Housing Dwelling Unit Count Data (Including non-residential floor area).
- Upload digital attachments to E-Submit

2. Application Acceptance

N/A

Complete

- For Priority Housing Project case filings, affix Priority Housing Project sticker on folder
- For Expedite Processing case filings, affix red Expedite stickers on case folders and MLUA
- For CUB filings, include Date Information and LAPD notification sticker on inside cover of case file
- For Coastal Development Permit filings, include "All Areas" and Specified Coastal Zone labels
- Photocopy Neighborhood Council packet envelope and insert in case file
- Give posting instructions to applicant if BTC is not posting
- Invoice and receipt number recorded in PCTS

PARCEL 1:

AN UNDIVIDED 18/236THS INTEREST IN AND TO LOT 1 OF TRACT 40679, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 979 PAGES 12 AND 13 OF MAPS, IN THE RECORDS OF THE LOS ANGELES COUNTY RECORDER ("LOT 1").

EXCEPTING THEREFROM:

(A) THE 236 CONDOMINIUM UNITS (200 RESIDENTIAL AND 36 COMMERCIAL) AS SHOWN ON THE CONDOMINIUM PLAN FOR LOT 1 RECORDED ON AUGUST 27, 1982, AS INSTRUMENT NO. 82-866672, AS AMENDED BY THE INSTRUMENT RECORDED NOVEMBER 19, 1982 AS INSTRUMENT NO. 82-1163774, IN THE RECORDS OF THE LOS ANGELES COUNTY RECORDER (THE "CONDOMINIUM PLAN"), AND

(B) EXCLUSIVE EASEMENTS FOR PARKING AND STORAGE IN, OVER, ACROSS AND THROUGH THE PORTIONS OF THE COMMON AREA OF LOT 1 THAT ARE DESIGNATED ON SAID CONDOMINIUM PLAN AS PARKING SPACES 1P TO 370P AND T1 TO T13 INCLUSIVE, AND STORAGE SPACES 1S TO 202S INCLUSIVE, AND

(C) ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LOT 1, BUT WITHOUT ANY RIGHT TO PENETRATE, USE OR DISTURB SAID PROPERTY WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED IN DEEDS RECORDED MARCH 3, 1981 AS INSTRUMENT NO. 81-222037, MARCH 3, 1981 AS INSTRUMENT NO. 81-222306, APRIL 8, 1966 AS INSTRUMENT NO. 473 AND APRIL 3, 1981 AS INSTRUMENT NO. 81-336307, IN THE RECORDS OF THE LOS ANGELES COUNTY RECORDER.

PARCEL 2:

UNITS 134C TO 145C INCLUSIVE AND 217 R/C TO 222 R/C INCLUSIVE, AS THOSE UNITS ARE SHOWN ON THE CONDOMINIUM PLAN.

PARCEL 3:

ALL OF THE RIGHTS AND EASEMENTS THAT WERE EITHER:

- (a) RESERVED BY GRANTOR, FOREST CITY SOUTHPARK CORP., IN EACH OF ITS DEEDS TO THE PURCHASERS OF THE 200 RESIDENTIAL CONDOMINIUM UNITS IN LOT 1 (UNITS 110R - 1512R-3), OR
- (b) CONTAINED IN THE RESTATED CC&R'S FOR LOT 1 RECORDED OCTOBER 14, 1982 AS INSTRUMENT NO. 82-1036230, AS AMENDED BY INSTRUMENT RECORDED SEPTEMBER 25, 1986 AS INSTRUMENT NO. 86-1283806, IN THE RECORDS OF THE LOS ANGELES COUNTY RECORDER

INSOFAR AS THEY PERTAIN TO, OR ARE NEEDED TO CONSTRUCT AND THEREAFTER MAINTAIN IMPROVEMENTS WITHIN, UNITS 134C TO 145C INCLUSIVE AND 217R/C TO 222R/C INCLUSIVE AS SHOWN ON THE CONDOMINIUM PLAN, AND LOT 2 OF TRACT 40679, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO EXTEND THE GROUND LEVEL STORES OR OTHER COMMERCIAL IMPROVEMENTS TO BE BUILT ALONG HOPE STREET WITHIN UNITS 134C TO 145C SO AS TO INCORPORATE THEREIN THE AREAS DESIGNATED AS PARKING SPACES 33P THROUGH 42P ON THE CONDOMINIUM PLAN.

87-1-176676

EXHIBIT "A"
To Deed From Forest City Southpark Corp.
to Forest City Southpark Two, Inc.

Grantor, Forest City Southpark Corp., was the subdivider and developer of Skyline I, the 236 unit condominium project on Lot 1 of Tract 40679 (consisting of 200 residential units, 18 initial commercial units, and 18 commercial units to be built later (the "Future Units"). All of the 200 residential units, and the 18 initial commercial units have been built, and the 200 residential units have been sold. The last paragraph in each of the deeds from Grantor to the respective Grantees of those 200 units contained a reservation by Grantor of certain rights and easements for the benefit of later construction: the adjacent residential project, Skyline II, to be built within Lot 2 of Tract 40679, and the three-story combination residential and commercial development (the "Hope Street Development") to be built along Hope Street within both Lots 1 and 2. The Lot 1 portion of the Hope Street Development was to be built within the 18 Future Units in Lot 1 (Units 134C - 145C inclusive and 217 R/C - 222 R/C inclusive), and the Lot 2 portion was to be built within Lot 2.

Skyline II and the Hope Street Development will be built by Grantor's sister corporation, Forest City Southpark Two, Inc., Grantee herein.

The purpose of this Deed is to transfer those 18 Future Units in Lot 1 to Grantee, together with all of Grantor's rights and easements relating thereto, and relating to Lot 2 and the Hope Street Development.

EXHIBIT "B"
To Deed From Forest City Southpark Corp.
to Forest City Southpark Two, Inc.

17-1476-576



**State of California
Secretary of State**

**Limited Liability Company
Articles of Organization - Conversion**

1292958 out

LLC-1A File #

201532910343

ZA 2017-4610

FILED
Secretary of State
State of California

NOV 24 2015

This Space For Filing Use Only

IMPORTANT — Read all instructions before completing this form.

Converted Entity Information

1. Name of Limited Liability Company (The name must include the words Limited Liability Company or the abbreviations LLC or L.L.C. The words Limited and Company may be abbreviated to Ltd. and Co., respectively.)

FOREST CITY SOUTHPARK TWO, LLC

2. The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

3. The limited liability company will be managed by (check only one):

One Manager More Than One Manager All Limited Liability Company Member(s)

4. Initial Street Address of Limited Liability Company's Designated Office in CA City State Zip Code
949 South Hope Street, Suite 100 **Los Angeles** **CA** **90015**

5. Initial Mailing Address of Limited Liability Company, if different from Item 4 City State Zip Code
50 Public Square, Suite 1360 **Cleveland** **OH** **44113**

6. Name of Initial Agent For Service of Process (Item 6: List a California resident or a California registered corporate agent that agrees to be your initial agent for service of process in case the LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Item 7: If the agent is an individual, list the agent's business or residential street address in California. Do not list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

Corporation Service Company Which Will Do Business in California as CSC-Lawyers Incorporating Service

7. If an individual, Street Address of Agent for Service of Process in CA City State Zip Code
CA

Converting Entity Information

8. Name of Converting Entity

FOREST CITY SOUTHPARK TWO, INC.

9. Form of Entity 10. Jurisdiction 11. CA Secretary of State File Number, if any
Stock Corporation **California** **C1292958**

12. The principal terms of the plan of conversion were approved by a vote of the number of interests or shares of each class that equaled or exceeded the vote required. If a vote was required, the following was required for each class:

<u>The class and number of outstanding interests entitled to vote.</u>	AND	<u>The percentage vote required of each class.</u>
500 Shares of Common Stock		51%

Additional Information

13. Additional information set forth on the attached pages, if any, is incorporated herein by this reference and made part of this certificate.

14. I certify under penalty of perjury that the contents of this document are true. I declare I am the person who executed this instrument, which execution is my act and deed.

Signature of Authorized Person

Signature of Authorized Person

James W. Finnerty, Vice President-Tax
Type or Print Name and Title of Authorized Person

Gerilyn M. Presti, Secretary
Type or Print Name and Title of Authorized Person

10 2017-4810

FOREST CITY SOUTHPARK TWO, LLC

OPERATING AGREEMENT

This Operating Agreement of **Forest City Southpark Two, LLC** (the "**Company**") dated as of the 31st day of December, 2015, (this "**Agreement**") is hereby adopted by **Forest City Residential Group, LLC** (the "**Member**"), the sole member of the Company.

WHEREAS, the Company was originally organized as a California corporation; and

WHEREAS, effective as of November 24, 2015, the Company converted to a California limited liability company pursuant to Sections 1150 through 1160 of the California Corporations Code.

NOW, THEREFORE, the Member, by execution of this Agreement, hereby forms a limited liability company pursuant to the California Revised Uniform Limited Liability Company Act, as the same exists or may hereafter be amended from time to time (the "**Act**"), and hereby agrees as follows:

ORGANIZATIONAL MATTERS

1. **General.** The Member formed the Company as a limited liability company under the laws of the State of California and intends, pursuant to this Agreement, to set forth certain rights and obligations of the Member.

2. **Name; Formation.** The name of the Company shall be "**Forest City Southpark Two, LLC**", or such other name as the Member may from time to time hereafter designate. The Company constitutes a continuation of the existence of "Forest City Southpark Two, Inc." in the form of a California limited liability company. The Limited Liability Company Articles of Organization – Conversion of the Company ("**Articles**") have been duly executed by an officer of Forest City Southpark Two, LLC and filed with the Secretary of State of the State of California. As provided in Section 17710.09 of the Act, the Company is for all purposes the same entity that existed before the conversion.

3. **Purposes and General Powers.** The nature of business to be conducted or promoted and the purpose of the Company shall be as determined by the Member from time to time. The Company may engage in any lawful act or activity in which limited liability companies may be organized under the Act. Unless restricted by the Company's Articles, the Company shall have and may exercise all powers and rights which a limited liability company may legally exercise pursuant to the Act.

4. **Nature of Entity.** Except as otherwise specifically provided in this Agreement or required by applicable law, the Member shall not be liable for any debts, obligations, or

liabilities of the Company, whether resulting from the judgment, decree or order of any court or otherwise.

5. **Principal Office and Place of Business.** The address of the principal office of the Company and the address of the principal place of business of the Company, if different, shall be at such place as the Member may designate from time to time.

6. **Agent for Service of Process.** The Company's agent for service of process in California shall be such statutory agent as the Member may designate from time to time.

7. **Term.** The existence of the Company shall continue on a perpetual basis unless the Company is sooner terminated and liquidated and its affairs wound up pursuant to applicable provisions of the Act and applicable provisions of this Agreement.

FINANCIAL AND ACCOUNTING MATTERS

8. **Capital Contributions.** If the Member shall determine that the Company needs any funds then the Member may contribute such funds or property to the Company.

Except as otherwise specifically provided in this Agreement or required by applicable law, (a) the Member shall not be required to make any further contribution to the capital of the Company to restore any loss of the Company, to discharge any liability of the Company, or for any other purpose; (b) the Member shall not be personally liable for any liabilities of the Company; and (c) no contribution or other amount credited to the capital account of the Member shall earn interest at any time.

9. **Loans.** The Member may (but shall not be obligated to) loan funds to the Company for use in the business operations of the Company.

10. **Fiscal Year and Accounting Methods.** The fiscal year of the Company shall be the calendar year. The books of the Company shall be kept in a manner determined to be appropriate based upon consultation with the Company's accountants.

11. **Membership Interest.** The membership interest ("*Membership Interest*") means the entire ownership interest of the Member in the Company, including the right of the Member to any and all benefits to which a member may be entitled as provided in this Agreement, together with the obligations of such Member to comply with all of the terms and provisions of this Agreement.

OPERATIONS

12. **Management of the Company.**

(iii) **General.** In general, and except as otherwise provided herein or by applicable law, the Member shall be responsible for the management of the Company, and no individual who is not a duly elected officer of the Company shall have any responsibility, right

or power to take part in the control of the Company's business or any authority or power to act or sign for or otherwise bind the Company.

(jjj) Initial Election of Officers. From time to time, at the discretion of the Member, the Member may elect persons as officers of the Company. The initial list of officers shall be those set forth on Exhibit A attached hereto and made a part hereof. Each officer so elected shall serve in that capacity at the pleasure of the Member, subject to the provisions of any employment or other agreements between such officer and the Company and may be removed from such office by the Member at any time for any reason, with or without cause. The officers so elected by the Member shall have such powers, duties and responsibilities as may reasonably be assigned to them, from time to time, by the Member.

(kkk) Resignation, Removal and Replacement. An officer may resign at any time. An officer may be removed and replaced by written action of the Member by designating a replacement officer at any time and for any reason or for no reason.

(lll) Powers and Authority. Except as otherwise provided herein or by nonwaivable provisions of applicable law, the powers and authority of the Company shall be exercised by or under the authority of, and the business and affairs of the Company shall be managed under the direction of, the Member. Any action of the Member set forth in writing and signed by the Member shall be effective for the purpose of such action. Such action shall be binding and conclusive upon the Company and the Member. Subject to the foregoing, the powers and authority of the Member shall include, without limitation, the power and authority:

(i) to enter into, make and perform contracts, agreements and other undertakings binding the Company that may be necessary, appropriate or advisable in furtherance of the purposes of the Company and to make all decisions and waivers thereunder;

(ii) to open and maintain bank and investment accounts and arrangements, to draw checks and other orders for the payment of money and to designate individuals with authority to sign or give instructions with respect to those accounts and arrangements;

(iii) to maintain the assets of the Company in good order;

(iv) to collect sums due to the Company;

(v) to the extent that funds of the Company are available therefor, to pay debts and obligations of the Company;

(vi) to acquire, utilize for Company purposes and dispose of any asset of the Company;

(vii) to borrow money or otherwise commit the credit of the Company for Company activities and voluntary prepayments or extensions of debt;

(viii) to select, remove and change the authority and responsibility of lawyers, accountants and other advisers and consultants;

(ix) to obtain insurance for the Company; and

(x) to make decisions concerning distributions by the Company of cash and other property.

(mmm) Limitations. Except with the express written approval of the Member, the officers shall not:

(i) sell, lease, exchange or otherwise dispose of (other than by way of a pledge, mortgage, deed of trust or trust indenture) all or substantially all of the Company's property and assets, other than in the ordinary course of the Company's operations;

(ii) cause the Company to be a party to any merger, exchange or acquisition; or

(iii) amend or restate the Articles of the Company or this Agreement.

(nnn) Duties of the Member. The Member shall manage or cause to be managed the affairs of the Company in a prudent and businesslike manner, devoting such portion of its time and effort to Company affairs as may reasonably be required for the effective management of such affairs; provided, however, that it is expressly understood and agreed that the Member shall not be required to devote its entire time or effort to the business of the Company and shall not be restricted in any manner from participating in any other business or activities.

13. Bank Accounts. All cash receipts and other funds of the Company shall be deposited to one or more bank accounts in the name of the Company at one or more banks or other depositories selected by the Member from time to time. Checks and other withdrawals from such accounts may be signed by the Member, an authorized officer or by any one or more other persons who may be selected by the Member from time to time. All funds of the Company shall be used solely for Company purposes and shall not be commingled with funds of the Member or any other person.

14. Records and Reports. The Company shall maintain proper books of account in such manner as the Member and the Company's accountants determine to be appropriate.

15. Reliance on Acts of the Member and Officers. No financial institution or any other person dealing with the Member or officers of the Company shall be required to ascertain whether the Member or officer is acting in accordance with this Agreement, but such financial institution or such other person shall be protected in relying solely upon the assurances of, and the execution and delivery of documents by, the Member or officer.

16. Indemnification. The Member and each officer of the Company are hereby indemnified by the Company with respect to the matters described in, to the full extent permitted by, and in accordance with the provisions of the Act. Notwithstanding the foregoing, the Company shall not indemnify the Member or any officer with respect to any dispute between the Member or officer and the Company arising out of any agreement between the Company and such Member or officer.

17. **Operation in Accordance with REIT Requirements.** So long as Forest City Realty Trust, Inc. (the "**REIT**") or any of its affiliates (the "**Affiliates**") owns a Membership Interest (or any other direct or indirect ownership interest) in the Company, the Member agrees that the Company shall be managed and operated so as to permit the REIT and/or its Affiliates to comply as a real estate investment trust for federal income tax purposes (the "**REIT Requirements**"). In addition, for so long as the REIT or any of its Affiliates owns a Membership Interest (or any other direct or indirect ownership interest) in the Company, the Member and the Company agree that:

(a) Not more than 25% of the gross income of the Company allocable (for purposes of Section 856(c)(3) of the Internal Revenue Code (hereinafter, the "**Code**") to the REIT for any taxable year shall fail to qualify as one of the following:

(i) "rents from real property" within the meaning of Section 856(d) of the Code;

(ii) interest on obligations secured by mortgages on real property or on interests in real property;

(iii) gain from the sale or other disposition of real property (including interests in real property and interests in mortgages on real property) that is not described in Section 1221(a)(1) of the Code;

(iv) dividends or other distributions on, and gain (other than gain from "prohibited transactions", as defined in Section 857(b)(6) of the Code) from the sale or other dispositions of transferable shares in qualifying real estate investments trusts; or

(v) amounts described in Section 856(c)(3)(B) through 856(c)(3)(I) of the Code.

(b) Not more than 5% of the gross income of the Company allocable (for purposes of Section 856(c)(2) of the Code) to the REIT for any such taxable year shall fail to qualify as one of the following:

(i) the items of income described in clause (a) of this Section 17 (other than those described in Section 856(c)(3)(I) of the Code);

(ii) gain realized from the sale or other disposition of stock or securities which are not property described in Section 1221(a)(1) of the Code;

(iii) interest;

(iv) dividends; or

(v) income derived from payments to the Company on interest rate swap or cap agreements, options, futures contracts, forward rate agreement or other similar financial instruments entered into to reduce the interest rate risks with respect to any

indebtedness incurred or to be incurred to acquire or carry real estate assets, or gain from the sale or other disposition of such an investment.

(c) As of the close of each quarter of each such taxable year, not more than 25% of the total assets of the Company allocable (for purposes of Section 856(c)(4) of the Code) to the REIT would fail to qualify as one of the following:

(i) real estate assets within the meaning of Section 856(c)(4) and 856(c)(5)(B) of the Code;

(ii) cash and cash items (including receivables which arise in the ordinary course of the Company's operations, but not including receivables purchased from another person); or

(iii) U.S. Government securities.

(d) The Company shall not own, directly or indirectly, securities if, for purposes of Section 856(c)(4)(B)(iii) of the Code, the Company would be considered to own (a) more than 10% of the total voting power of the outstanding securities of any issuer, or (b) more than 10% of the total value of the outstanding securities of any one issuer. Not more than 5% of the value of the total assets attributable to the Company will be represented by securities of any one issuer.

(e) The Company shall not hold, directly or indirectly (as determined for purposes of Section 857(b)(6) of the Code) any (i) stock in trade or other property of a kind that would properly be includable in inventory at hand at the close of a taxable year or (ii) property held primarily for sale to customers in the ordinary course of a trade or business.

(f) The Company shall not hold, directly or indirectly (as determined for purposes of Section 860E of the Code) any REMIC residual interests.

(g) The Company shall not acquire, directly or indirectly, assets from any corporation where the Company's federal income tax basis in such assets would be determined, in whole or in part, by reference to the federal income tax basis that the corporation had in such assets.

(h) Schedule 1 is a list of each entity that the Company or the REIT and any entity that is treated as a partnership for federal income tax purposes in which the Company or the REIT holds, or is treated as holding an interest, is both (i) utilizing to provide services to tenants or with respect to the properties in which the Company owns a direct or indirect interest, and (ii) treating as an "independent contractor", within the meaning of Section 856(d)(3) of the Code and Treasury Regulations Section 1.856-4(b)(5)(iii), for purposes of determining compliance with the agreements set forth in clauses (a) and (b) of this Section 17. The Company and the REIT will periodically update the list provided in Schedule 1. The Company shall not use any entities (other than those listed on Schedule 1) to provide such services without the prior consent of the REIT. The Company shall not lease or license any space in the Property to any entities listed on Schedule 1.

(i) The Member shall deliver to the REIT, at such times as may reasonably be requested by the REIT, a certificate or certificates signed by an authorized officer of the Member, to the effect that after due inquiry, to the actual knowledge of the signatory (i) the Company has complied with the agreements set forth in this Section 17 and (ii) such officer anticipates that the Company will continue to comply with the such agreements. In addition, the Member shall cooperate with the REIT, including, without limitation, by providing information and documents relating to the income and assets of the Company, even if the REIT at such time no longer holds a direct or indirect interest in the Company, in addressing issues raised by any taxing authority in any audit or similar proceedings relating to the REIT or any Affiliate that relates to or arises out of the REIT's investment (directly or indirectly) in the Company.

(j) Without the prior written consent of the REIT, the Company, will not, directly or indirectly, acquire securities of, or otherwise enter into an arrangement causing the Company to derive income from, a person identified in a notice described below that the REIT or any of its Affiliates actually treats as an "independent contractor" for purposes of Section 856 of the Code. The REIT shall provide a written notice identifying such persons.

(k) Schedule 2 is a list of all securities and the percentage thereof beneficially owned by the Company and any entity that is treated as a partnership or disregarded entity for federal income tax purposes, in which the Company holds, or is treated as holding, an interest. The Company shall not purchase any additional securities without the prior written consent of the REIT.

(l) For purposes of the above covenants:

(i) Gross income will be treated as described in a particular subsection or paragraph of Section 856 of the Code, only if such gross income may properly be so treated by the REIT.

(ii) The following will not be treated as "rents from real property":

(A) rent attributable to personal property, except where the personal property is leased under a lease for, or in connection with the rental of, real property where in each case the average of the fair market values of the personal property at the beginning and at the end of the taxable year does not exceed 15% of the average of the aggregate market values of the real property and the personal property leased under such lease at the beginning and at the end of such taxable year within the meaning of Section 856(d)(1) of the Code;

(B) any rent received or accrued, directly or indirectly, where the determination of the amount of rent depends on the income or profits of any person from the property, except where rent is based on a fixed percentage or percentages of receipts or sales within the meaning of Section 856(d)(2)(A) of the Code;

(C) except for rent received or accrued, directly or indirectly, from a taxable real estate investment trust subsidiary satisfying the requirements of Section 856(d)(8) of the Code, any rent (or any other consideration under a lease) received or accrued, directly or indirectly, from any person in which the REIT owns, directly or indirectly

(a) in the case of a corporation, 10% or more of the total combined voting power of all classes of stock entitled to vote, or 10% or more of the total value of all classes of stock, or (b) in the case of any entity other than a corporation, an interest of 10% or more in the assets or net profits of such entity. For purposes of this paragraph, ownership will be determined by taking into account the constructive ownership rules of Section 318(a) of the Code (as modified by Section 856(d)(5) of the Code). The REIT will periodically provide the Company with a list of entities in which the REIT owns, directly or indirectly, an interest of 10% or more (as described above); and

(D) any “impermissible tenant service income” (as defined in Section 856(d)(7) of the Code), with the determination of whether a party is an “independent contractor” (within the meaning of Section 856(d)(3) of the Code) to be made with respect to both (i) the REIT and (ii) the Company, as applicable;

(iii) “Interest” excludes any interest received or accrued, directly or indirectly, where the determination of the amount of interest depends on the income or profits of any person, except where interest is based on a fixed percentage or percentages of receipts or sales (within the meaning of Section 856(f)(1)(A) of the Code).

DISSOLUTION

18. **General.** The Company shall be dissolved and its affairs wound up upon the occurrence of either of the following events:

(a) The decision of the Member to dissolve the Company.

(b) The entry of a decree of judicial dissolution of the Company in accordance with the provisions of the Act.

19. **Liquidation and Termination.** Upon dissolution of the Company, the Member shall act as liquidator. The liquidator shall proceed diligently to wind up the affairs of the Company and make final distributions as provided herein and in the Act. The costs of liquidation shall be borne as a Company expense. Until final distribution, the liquidator shall continue to operate the Company properties with all of the power and authority of the Member. A reasonable time shall be allowed for the orderly liquidation of the assets of the Company and the discharge of liabilities to creditors so as to enable the liquidator to minimize any losses resulting from liquidation. The liquidator, as promptly as possible after dissolution and again after final liquidation, shall cause a proper accounting to be made by a certified public accounting firm of the Company’s assets, liabilities and operations through the last day of the calendar month in which the dissolution occurs or the final liquidation is completed, as applicable, and shall distribute all remaining proceeds of liquidation to the Member.

20. **Certificate of Cancellation.** Upon compliance by the liquidator with the foregoing provisions, the liquidator shall execute and cause to be filed a Certificate of Cancellation and any and all other documents necessary with respect to termination and cancellation of the Company under the Act.

IN WITNESS WHEREOF, the Sole Member has executed this Operating Agreement as of the date first written above.

**FOREST CITY RESIDENTIAL
GROUP, LLC**

By: *Gefalyn M. Presti*
Name: Gefalyn M. Presti
Title: Secretary

Schedule 1

~~Forest City TRS, LLC~~
~~Forest City Services, LLC~~
Services, LLC

Schedule 2

None

EXHIBIT A

OFFICERS OF THE COMPANY

President	David J. LaRue
Vice President	Robert G. O'Brien
Vice President	Duane F. Bishop, Jr.
Vice President	Ronald A. Ratner
Vice President	James A. Ratner
Vice President	James W. Finnerty
Vice President	Jonathan Ratner
Vice President	Mark Gerteis
Vice President	Christopher M. Mellis
Vice President	Howard Klein
Vice President	Kevin L. Ratner
Treasurer	Christopher Clayton
Secretary	Geralyn M. Presti

**ENVIRONMENTAL
REPORT
ND, MND, CE**

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 14
--	------------------------

PROJECT TITLE ZA-2017-4610-CU-MCUP-SPR	LOG REFERENCE ENV-2017-3933-CE
---	-----------------------------------

PROJECT LOCATION
949 South Hope Street

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
New 27-story, 274-foot tall, 236-unit residential tower on top of a 17-foot tall podium with retail and restaurant uses on the ground floor.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
Forest City Southpark Two, LLC

CONTACT PERSON Andrew Brady, DLA Piper LLP	AREA CODE 213	TELEPHONE NUMBER 694-3108	EXT.
---	------------------	--------------------------------	----------

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 32 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION:

PROJECT DESCRIPTION

The proposed project includes the demolition of an existing three-story office building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 6,645 square feet of commercial floor area. The proposed project includes 180 automobile parking spaces, 138 long-term bicycle parking spaces, and 30 short-term bicycle parking spaces. The project proposes a total of 251,222 square feet of floor area throughout the entire project site. According to a Tree Report dated September 27, 2017, the proposed project will result in the removal of a five (5) trees. There are a total of 96 existing trees on the subject site; 91 of these trees will be preserved and retained in place. All 21 existing street trees will be preserved and retained in place. There are no protected trees located on the property.

Properties to the north across West 9th Street are zoned C2-4D and are improved with mixed-use commercial and residential uses. Properties to the west across South Flower Street are zoned C2-4D-SN and [Q]R5-4D-SN and are improved with multi-family residential and mixed-use commercial and residential uses. Properties to the south abutting the subject property are zoned [Q]R5-4D and are improved with the Standard Oil Company Building, Los Angeles Historic-Cultural Monument No. 340. Properties to the south across West Olympic Boulevard are zoned [Q]R5-4D-O and are improved with multi-family residential uses and surface parking lots. Properties to the east across South Hope Street are

zoned [Q]R5-4D and OS-4D and are approved with mixed-use commercial and residential uses, Grand Hope Park, and the Fashion Institute of Design and Merchandising (FIDM).

The project site is located in the Central City Community Plan with a High Density Residential general plan land use designation. The site is zoned [Q]R5-4D. The site is also located in a Los Angeles State Enterprise Zone, the Downtown Design Guide Project Area, the Greater Downtown Housing Incentive Area, an MTA Project area, and a Los Angeles Transit Priority Area.

The project involves a Conditional Use to allow a transient occupancy residential structure in the R5 Zone, a 20% reduction in parking requirements, a Master Conditional Use Permit (MCUP) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with one (1) proposed restaurant and to allow for the sale and dispensing of beer and wine only for on-site consumption in conjunction with two (2) proposed restaurants, for a total of three (3) restaurants. All restaurants seeking to utilize the requested MCUP would have maximum hours of operation from 7:00 a.m. to 2:00 a.m., daily, with a combined floor area of 10,010 square feet consisting of 6,699 square feet indoors and 3,311 square feet outdoors, and a Site Plan Review for a development project resulting in a net increase of 50 or more residential units.

CEQA DETERMINATION - CLASS 32 CATEGORICAL EXEMPTION APPLIES

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following five applicable conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

- (a) The proposed project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations. The Central City Community Plan Map designates the property for High Density Residential land uses with a corresponding zone of R5. The property is zoned [Q]R5. The [Q] Condition allows commercial uses provided the floor area of all commercial uses does not exceed 2:1 F.A.R. As such, the proposed construction of a 236-unit multi-family residential building would be permitted by the Zone and is located on property currently designated for such development in the General Plan.

The Central City Community Plan establishes the following Goals, Objectives, and Policies that relate to the proposed project:

- Objective 1-1: To promote development of residential units in South Park.
- Policy 1-1.1: Maintain zoning standards that clearly promote housing and limit ancillary commercial to that which meets the needs of neighborhood residents or is compatible with residential uses.
- Objective 1-2: To increase the range of housing choices available to Downtown employees and residents.
- Objective 2-1: To improve Central City's competitiveness as a location for offices, business, retail, and industry.

The project includes the demolition of an existing three-story office building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial space (6,699 square feet indoors and 3,311 square feet outdoors). The project proposes an increase in residential units in the Central City Community Plan. The project is proposed in an area that is zoned for and developed with similar uses. The proposed project is also located within one half mile of the Pico Metro Blue and Expo Line station and is within less than 500 feet of a variety of Metro Bus lines. As the project is consistent with the General Plan and the applicable zoning regulations; the project complies with subsection a.

- (b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses. The proposed development is wholly within the City of Los Angeles and is on a 1.68 acre site (i.e., less than five acres). The project site is surrounded by urban uses, as it is infill construction within a mixed-use urban area; and not located in a farmland or agricultural designated area. The neighborhood is fully built out with a variety of development including mixed-use, residential, and institutional uses and this proposed project will be consistent with the developments in the area, in compliance with subsection b.
- (c) The project site has no value as habitat for endangered species, rare, or threatened species. The project is located in the South Park neighborhood of the Central City Community Plan area, which is a developed mixed-use neighborhood

adjacent to several major employment centers in the urban core of Los Angeles. Further, no protected trees are proposed for removal from the project site.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

In regards to traffic, a significant impact may occur if the project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The demolition of an existing three-story office building and the construction, use, and maintenance of a 251,222 square-foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial space (6,699 square feet indoors and 3,311 square feet outdoors). Proposed projects that exceed daily peak morning/evening trip count thresholds established by the Los Angeles Department of Transportation require a traffic analysis or study. According to a Transportation Impact Study prepared by Gibson Transportation Consulting dated December 2017, the proposed project is expected to result in a net increase of 791 new trips per day, including approximately 53 net trips during the A.M. peak hour and 50 net trips during the P.M. peak hour. In addition, according to a Department of Transportation Traffic Assessment dated May 9, 2018, "based on DOT's traffic impact criteria, the proposed development will not result in any significant traffic impact at the thirteen intersections that were identified for detailed analysis. The results of the traffic analysis adequately evaluated the project's traffic impacts on the surrounding community." Therefore, no mitigation would be necessary and the project would not result in any significant impacts related to traffic.

In regards to noise, construction activities can generate varying degrees of noise and vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. In addition, the project would be required to comply with LAMC Section 41.40, which requires limitations imposed on construction activities. Additionally, new stationary sources of noise, such mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02 and 112.05, which prohibit noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address construction activities and mechanical equipment, the project would result in a less than significant impact related to construction and operational vibration and noise. In addition, the project would be required to comply with LAMC Section 41.40, which requires limitations imposed on construction activities. Further, the applicant's consultant Environmental Science Associates (ESA) prepared a Noise Analysis, dated March 28, 2018, reviewing the potential impacts of construction noise, operational noise, construction vibration, and operational, vibration from the proposed project on the surrounding environment. According to the Noise Analysis, "Project construction demolition activities would not result in any significant noise impacts." In addition, the proposed project includes several project design features that will reduce the quantity of noise emitted from the project site. According to the Noise Analysis, operation of the project would not result in an incremental increase in noise originating from traffic, fixed-mechanical equipment, loading docks, refuse collection areas, parking structure, or open space. In addition, according to the Noise Analysis, vibration structural damage impacts and vibration human annoyance impacts would be less than significant. With implementation of the regulations that address construction activities and mechanical equipment, the project would result in a less than significant impact related to construction and operational vibration and noise.

In regards to air quality, a significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. The proposed project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Further, according to an Air Quality Analysis prepared by Environmental Science Associates (ESA), the proposed project is not expected to exceed SCAQMD regional significance thresholds for construction of air quality. In addition, according to the same report, the proposed project is not expected to exceed SCAQMD localized significance thresholds for construction or operations. Therefore, the project would not result in any significant impacts to air quality.

In regards to water quality, a significant impact would occur if the project would: 1) exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB), 2) increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded, or 3) increase surface water runoff, resulting in the need for expanded off site storm water drainage facilities. All

wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements. Additionally, prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would not result in a significant impact related to water or wastewater infrastructure. Lastly, development of the proposed project would maintain existing drainage patterns; site generated surface water runoff would continue to flow to the City's storm drain system. The proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would not result in a significant impact related to existing storm drain capacities.

- (e) The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services given that the site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the construction of a 236-unit residential apartment dwelling units and xyz commercial. Based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The project qualifies for a Class 32 Categorical Exemption. Because the proposed project is not defined as a Class 3, 4, 5, 6 or 11 project, this exception is inapplicable. The project site is not located in a particularly sensitive environment and would not be located on a site containing wetlands, endangered species, or wildlife habitats. Based on a review of the data reported on the Department of City Planning's ZIMAS for the subject property, the site is not located within an Airport Hazard Area, Coastal Zone, Farmland Area, Flood Area, High Wind Velocity Area, Oil Well Area, Liquefaction Zone, Landslide Zone, Very High Fire Hazard Severity Zone, Special Grading Area, Methane Hazard Site, or Preliminary Fault Rupture Study Area. According to ZIMAS, the project site is not located within the Alquist-Priolo Fault Zone but indicates that the site is located within the Santa Monica Fault Zone. As such, exception (a) does not apply.

- B. **Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

Cumulative impacts related to the construction of the proposed project can be assessed by considering the quantity of projects of the same type in the same place. Projects of the same type as the proposed project are limited to the construction of mid-rise multi-family residential structures or other projects of the same scale. South Hope Street is located in the Central City Community Plan and is located in the vicinity of other multi-family apartment buildings and commercial structures. Projects in the same place are limited to projects within 500 feet of the subject site. According to ZIMAS, within the past five (5) years, there have been six (6) proposed projects within 500 feet of the proposed project site. According to the Department of City Planning Planning Case Tracking System (PCTS), the six (6) projects are in varying stages of the Planning process, as of April 25, 2018, as summarized below:

- Project located at 888 South Hope Street. No planning case for project. Project Building Permits were issued on August 23, 2016. Project Status: Under Construction (Late Stages)
- DIR-2016-2297-SPPA-SPP / DIR-2015-97-SPR – Proposed project located at 700 West 9th Street. Project application was approved by the City Planning Commission on February 29, 2016. Project Building Permits were issued on August 4, 2016. Project Status: Under Construction (Late Stages)

- Project located at 906 South Figueroa Street. Project Status: Completed
- CPC-2017-173-TDR-BL-MCUP-SPR – Proposed project located at 913 South Figueroa Street. Project application filed with the Department of City Planning on January 17, 2017. Project Status: Pending Entitlements
- CPC-2015-1158-SN-TDR-MCUP-CUX-SPR – Proposed project located at 1020 South Figueroa Street, 716 West Olympic Boulevard, 607 West 11th Street, and 1041 South Flower Street. Project approved by the City Planning Commission on November 9, 2017. Project Status: Entitlements Approved; No Building Permits issued.
- DIR-2013-2455-SPR – Project located at 1000 South Grand Avenue. Project has been completed as of early 2017.

The proposed project located at 949 South Hope Street may create additional environmental impacts on the surrounding area. However, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to Air Quality, Construction Noise/Vibrations, Operational Noise/Vibrations, and Transportation/traffic. Numerous Los Angeles Municipal Code Sections provide requirements for construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. Finally, LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition hours as established by the Department of Building and Safety. Additionally, there is insufficient evidence to conclude that significant impacts will occur based on past project approvals or in progress entitlement applications and that the proposed project will have adverse impacts on the cumulative impacts of construction noise and transportation/traffic in this area of the Central City Community Plan. Further, there is insufficient evidence to conclude that the proposed project will be under construction at the same time as projects within the vicinity. Thus, exception (b) does not apply.

- C. **Significant Effect Due To Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

The project proposes to construct a new, 236-unit, mixed-use development in an area zoned and designated for such development. Neighboring properties are developed with mixed-use multi-family, commercial, and institutional structures, and the subject site is of a similar size to nearby properties. The height and density are also permitted by the Zone. There are no special districts or other known circumstances that indicate a special or sensitive surrounding environment. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- D. **Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Based on a review of the California Scenic Highway Mapping System (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/), subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. **Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

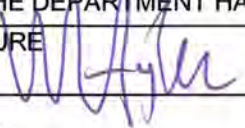
Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- F. **Historical Resources.** *Projects that may cause a substantial adverse change in the significance of an historical resource.*

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register. The proposed project is located adjacent to the Standard Oil Building, located at 601-605 West Olympic Boulevard and 953 South Hope Street. The Standard Oil Building is designated as Los Angeles Historic-Cultural Monument #340, was determined eligible for listing in the National Register of Historic Places, and is listed on the California Register of Historic Resources. A Historical Resource Technical Report was prepared to assess the proposed project's impacts on the Standard Oil Building. According to the Historical Resource Technical Report, prepared by GPA Consulting and dated August 2017, the project would have no direct impacts on historical resources. The report also reviewed potential indirect impacts on the Standard Oil Building, stating that the project would have a less than significant impact under CEQA Guidelines. According to the report, no mitigation measures are required or recommended. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15303 and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 		TITLE PLANNING ASSISTANT	DATE June 24, 2018
FEE: \$2,280.00	RECEIPT NO. 0103795451	REC'D. BY Maria Martinez Maza	DATE September 28, 2017

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

PLOT PLANS



SOLOMON CORDWELL BUENZ

**949 S HOPE STREET
FOREST CITY**

ENTITLEMENTS PACKAGE

05 - 22 - 2018

EXHIBIT "A"
Page No. 1 of 59
Case No. 212017-4610-CU-CUB-11

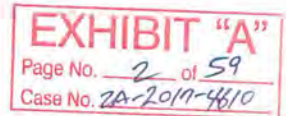
SPK
HB

FORESTCITY



TABLE OF CONTENTS

ORIENTATION PLAN	3
SITE PHOTOGRAPHS STREET VIEWS	4
SITE PHOTOGRAPHS AERIAL VIEWS	5
PROJECT SUMMARY UNIT MIX / BICYCLE PARKING / OPEN SPACE	6
SITE SURVEY SHEET 01	7
SITE SURVEY SHEET 02	8
SITE PLAN RADIUS MAP	A1.01
SITE PLAN SCOPE OF WORK	A1.02
PLOT PLAN	A1.03
SITE PLAN BASEMENT 01	A1.04
SITE PLAN LEVEL 01 (GROUND)	A1.05
SITE PLAN LEVEL 02 (PODIUM)	A1.06
FLOOR PLANS LEVEL B4-B3	A2.01
FLOOR PLANS LEVEL B2-B1	A2.02
FLOOR PLANS LEVEL 01 (GROUND)	A2.03
FLOOR PLANS LEVEL 02 (PODIUM)	A2.04
FLOOR PLANS LEVEL 03-24 (TYPICAL UNIT PLAN)	A2.05
FLOOR PLANS LEVEL 25 (PENTHOUSE UNITS)	A2.06
FLOOR PLANS LEVEL 26 (AMENITY DECK)	A2.07
FLOOR PLANS MECHANICAL ROOF	A2.08
FLOOR PLANS ELEVATOR PENTHOUSE	A2.09
FLOOR PLANS ROOF PLAN	A2.10
BUILDING ELEVATIONS EAST (SOUTH HOPE ST)	A3.01
BUILDING ELEVATIONS NORTH	A3.02
BUILDING ELEVATIONS WEST	A3.03
BUILDING ELEVATIONS SOUTH	A3.04
BUILDING SECTION A	A3.05
BUILDING SECTION B	A3.06
PRELIMINARY LIGHTING PLAN	31
PRELIMINARY SIGNAGE PLAN	32
RELATION TO STANDARD OIL BUILDING FACADE STUDIES	33-36
PARKING PLAN ALLOCATION OF SPACES	37
OPEN SPACE CALCULATIONS NEW TOWER AND MET	38-39
LANDSCAPE PLAN LEVEL 01 (GROUND FLOOR)	L1.01
LANDSCAPE PLAN LEVEL 02 (PODIUM)	L1.02
LANDSCAPE PLAN LEVEL 24 (AMENITY DECK)	L1.03
SHADOW ANALYSIS	43
RENDERINGS GRAND HOPE PARK	44
RENDERINGS SOUTH HOPE ST LOOKING NORTH	45
RENDERINGS SOUTH HOPE ST LOOKING SOUTH	46
RENDERINGS PODIUM	47
RENDERINGS SOUTH HOPE ST	48
RENDERINGS AERIAL VIEW	49
RENDERINGS PLAN VIEW	50
ADDENDUM	
EXHIBIT A: GROUND FLOOR OPTIONS	51-55
EXHIBIT B: RETAIL CONNECTION TO ROOFTOP ELEVATOR/STAIR OPTION	56



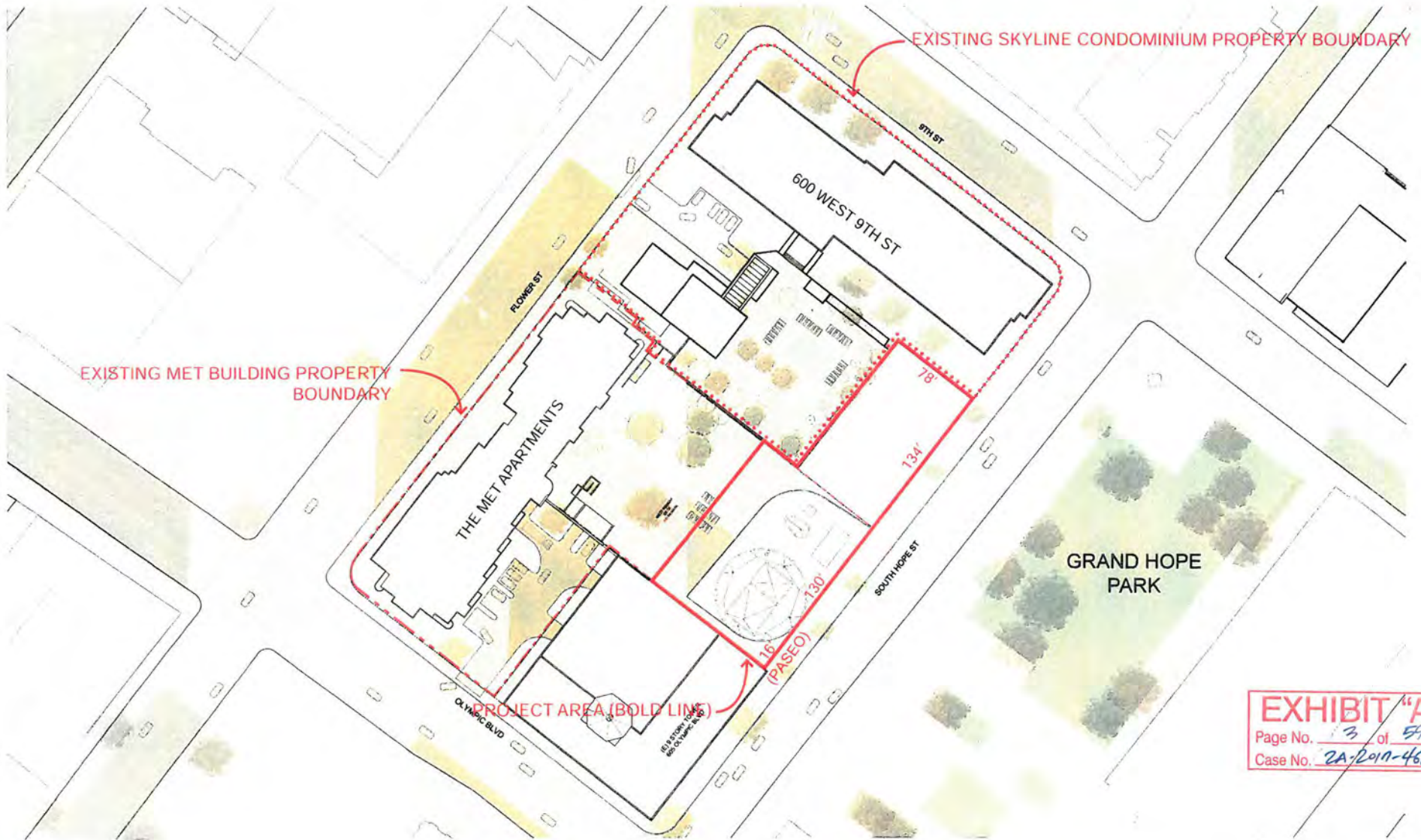


EXHIBIT "A"
Page No. 3 of 59
Case No. 2A-2017-4610

SITE PHOTOGRAPHS | STREET VIEWS



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



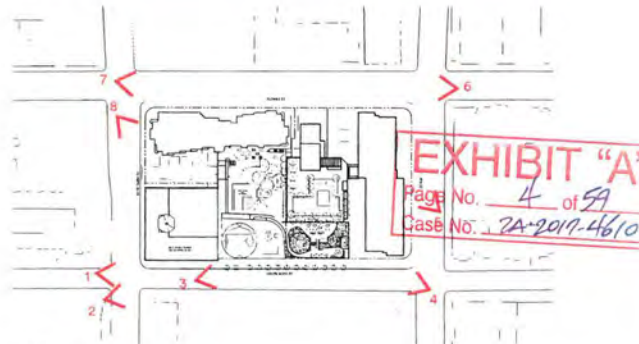
VIEW 6



VIEW 7



VIEW 8

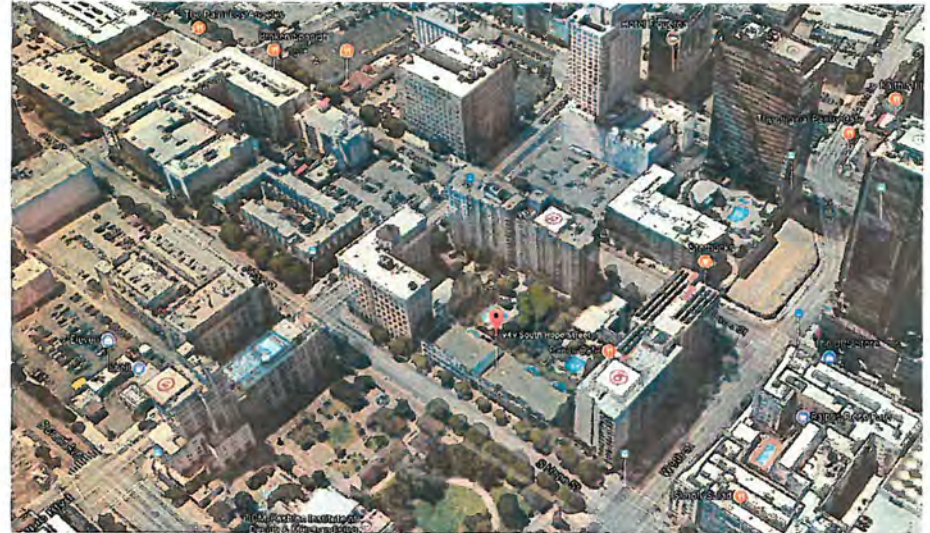


INDEX MAP

SITE PHOTOGRAPHS | AERIAL VIEWS



VIEW FROM THE SOUTH



VIEW FROM EAST



VIEW FROM NORTH



VIEW FROM WEST



PROJECT SUMMARY | UNIT MIX / BICYCLE PARKING / OPEN SPACE

PROJECT SUMMARY

PROJECT ADDRESS	949 SOUTH HOPE ST, LOS ANGELES, CALIFORNIA
PROJECT APPLICANT	FOREST CITY SOUTHPARK TWO, LLC
ZONING DISTRICT	OJIR5-4D MULTIPLE DWELLING ZONE
HEIGHT DISTRICT	4 - UNLIMITED HEIGHT
LAND USE DESIGNATIONS	HIGH DENSITY RESIDENTIAL
COMMUNITY REDEVELOPMENT AREA	GREATER DOWNTON HOUSING INCENTIVE AREA
ENTIRE LOT AREA	156,508 sf
PROJECT 'D' ELEVATION	
EXISTING USE	COMMERCIAL AND LOW DENSITY RESIDENTIAL
PROPOSED USE	COMMERCIAL AND RESIDENTIAL
NUMBER OF STORIES	29 STORIES 1 LEVEL - AT GRADE RESIDENTIAL LOBBY + RETAIL 1 LEVEL - MIXED RESIDENTIAL + AMENITY LEVELS - EXISTING BELOW GRADE PARKING 23 LEVELS - RESIDENTIAL UNITS AMENITY DECK - OCCUPIED ROOF
BUILDING HEIGHT	273.69'
SETBACKS	NONE
FLOOR AREA RATIO (FAR)	6.1
UNIT COUNT	236 UNITS
COMMERCIAL SPACE FLOOR AREA	6688 sf
VEHICULAR ACCESS	EXISTING ACCESS TO BELOW GRADE PARKING OFF W OLYMPIC BLVD
TREES PROVIDED	59

FAR CALCULATION

ENTIRE LOT AREA	156,508 sf
BUILDABLE LOT AREA (FOR FAR)	156,508 sf (LAMC 12.22-A.18(c)(2)(ii))
MAX FLOOR AREA RATIO (FAR)	6.1
MAX ALLOWABLE FAR (@ 6.1)	939,048 sf
TOTAL PROJECT FAR	EXISTING MET BUILDING: 248,951 sf EXISTING SKYLINE BUILDING: 300,329 sf PROPOSED PROJECT: 251,222 sf TOTAL PROJECT sf: 800,502 sf TOTAL PROJECT FAR: 5.11

OVERALL UNIT MIX

CATEGORY	COUNT	% UNIT MIX
STUDIO	23	9.7%
ONE BEDROOM	95	40.3%
ONE BEDROOM +	70	29.7%
TWO BEDROOM	47	19.9%
TWO BEDROOM +	1	0.4%
TOTAL	236	

S = Studio / 1ba
1B = 1br / 1ba
1B+ = 1br / 1ba + DEN
2B = 2br / 2ba
2B+ = 2br / 2ba + DEN

HABITABLE ROOMS PER UNIT TYPE

NAME	COUNT	RMS	TOTALS
S1	23	< 3	188
A1	24	< 3	
A2	24	3	
A3	23	3	
A4	23	< 3	
A5	23	< 3	
A6	24	< 3	
A7	24	< 3	
AB	0	< 3	48
B1	23	= 3	
B2	24	= 3	
B3	1	= 3	
B4	0	= 3	
B5	0	= 3	
TOTAL			236

A1-A8 One-Bedroom Units
B1-B5 Two-Bedroom Units

VEHICLE PARKING FOR NEW TOWER

Residential parking requirement for 188 residential units w/3 or fewer habitable rooms (per LAMC Sec. 12.21-A.4(p)(1)) (Studios and 1-bedroom units)	188 units@ 1 space per unit=188 spaces
Residential parking requirement for 48 residential units w/ more than 3 habitable rooms (per LAMC Sec. 12.21-A.4(p)(1)) (2-bedroom units)	48 units@ 1.25 space per unit=60 spaces
SUBTOTAL	248 spaces
(15% bike parking reduction per LAMC Sec. 12.21-A.4.)	- 37 spaces
(Up to 20% reduction per LAMC Sec. 12.24-S.)	- 49 spaces
Commercial parking req. (less than 7500 sf per LAMC Sec. 12.21-A.4(3).)	0 spaces
TOTAL Required Vehicle Parking	162 spaces
TOTAL PROVIDED VEHICLE PARKING	179 spaces

REVISED VEHICLE PARKING FOR EXISTING MET TOWER

Residential parking requirement for residential units w/3 or fewer habitable rooms (per LAMC Sec. 12.21-A.4(p)(1)) (Studios and 1-bedroom units)	156 units@ 1 space per unit=156 spaces
Residential parking requirement for residential units w/ more than 3 habitable rooms (per LAMC Sec. 12.21-A.4(p)(1)) (2-bedroom units)	114 units@ 1.25 space per unit=143 spaces
SUBTOTAL	299 spaces
(Up to 20% reduction per LAMC Sec. 12.24-S.)	- 59 spaces
TOTAL Required Vehicle Parking	240 spaces
TOTAL PROVIDED VEHICLE PARKING	280 spaces

BICYCLE SPACES REQUIRED

	LONG-TERM	SHORT-TERM	TOTAL
RESIDENTIAL			
UNITS	236	236	
FACTOR	See incremental chart at pg 3 of ordinance		
REQ'D	134	14	
NON RESIDENTIAL			
RETAIL FLOOR AREA	6688	6688	
FACTOR	0.0005	0.0005	
REQ'D	4	4	
TOTAL	138	18	156

BICYCLE SPACES PROVIDED

LEVEL	LONG-TERM	SHORT-TERM	TOTAL
B2			
B1	138		
1		30	
TOTAL	138	30	168

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE	UNITS	FACTOR	TOTAL
< 3 HABITABLE ROOMS	166	100 SF	16600 SF
= 3 HABITABLE ROOMS	70	125 SF	8750 SF
> 3 HABITABLE ROOMS	0	175 SF	0 SF
TOTAL			25360 SF

PROVIDED OPEN SPACE **

	COMMON	RECREATION	PRIVATE	TOTAL
GROUND FLOOR	1650 SF	0 SF	0 SF	1650 SF
PODIUM	11200 SF	2255 SF	0 SF	13455 SF
TOWER	0 SF	0 SF	4600 SF	4600 SF
ROOF	5800 SF	1230 SF	0 SF	7030 SF
TOTAL	18650 SF	3485 SF	4600 SF	26735 SF

** See P33-34

EXHIBIT "A"
Page No. 6 of 59
Case No. 2A 2017-4610



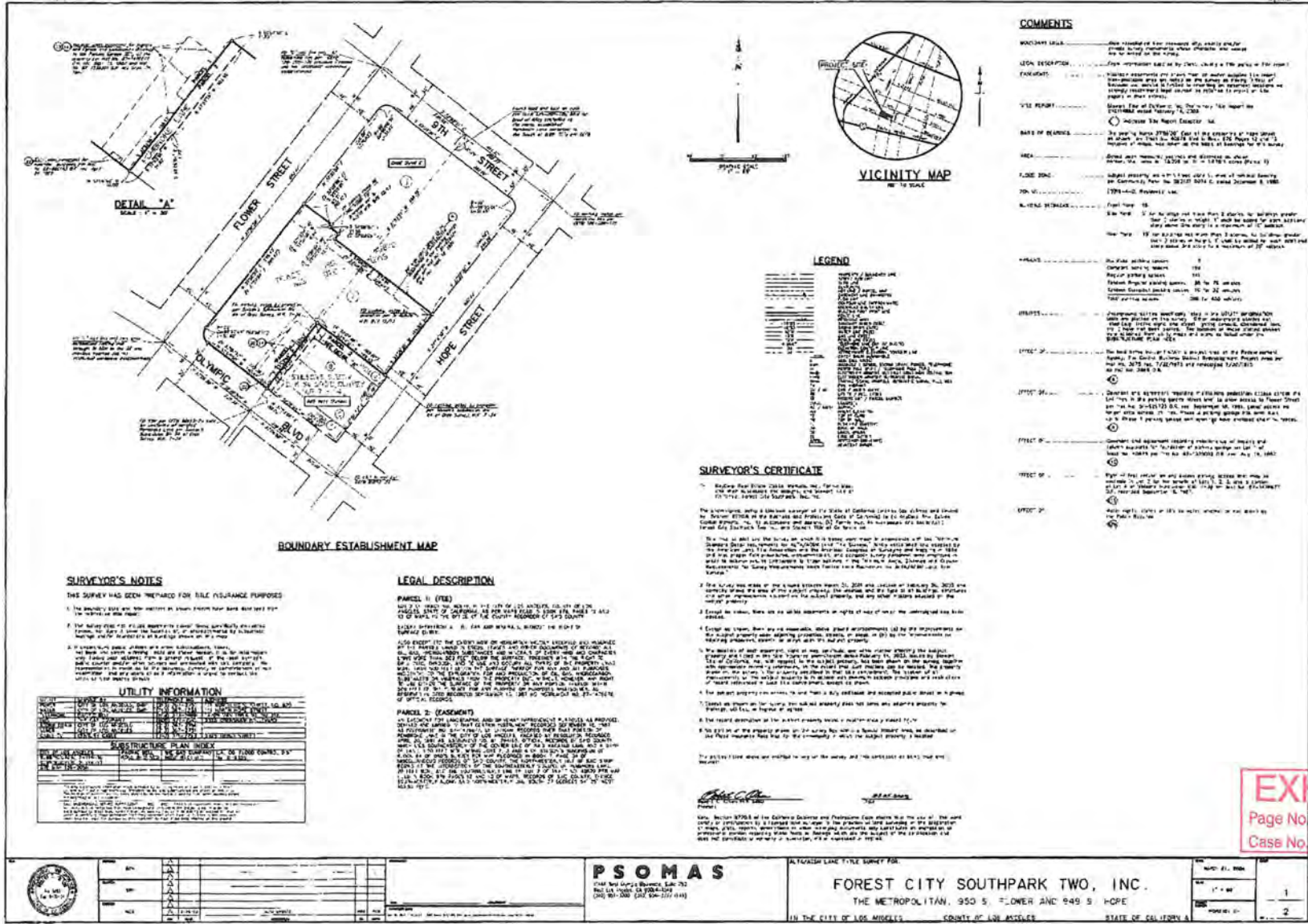
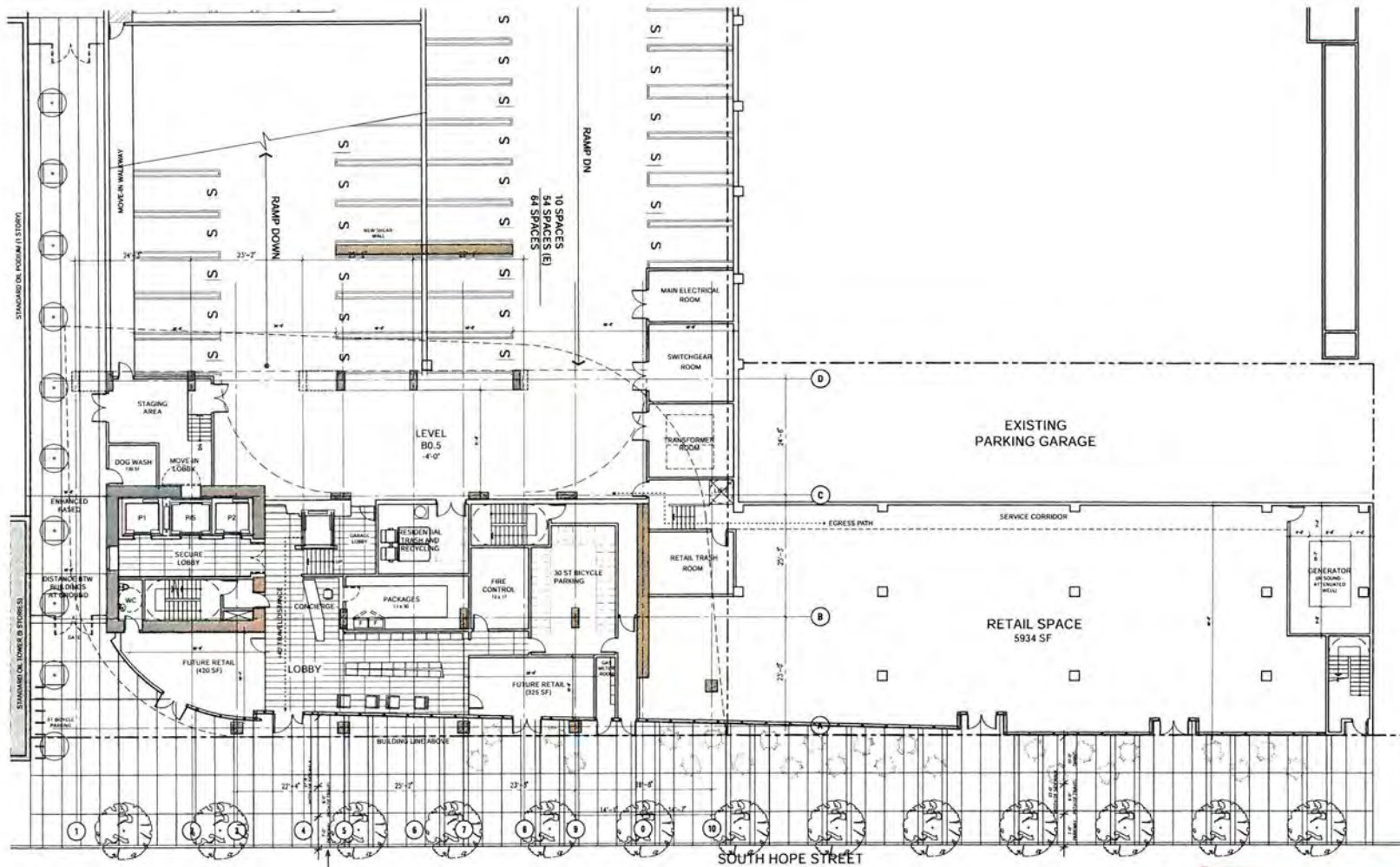




EXHIBIT 15 of 59
 Page No. 2A 2017-4610
 Case No.

SCALE: 1/8" = 1'-0"
 0 10 20

<p>2017 Standard Contract Documents FLOOR PLANS LEVELS B4-B5</p>	<p>OWNER: 949 SOUTH HOPE ST RESIDENTIAL ENTERTAINMENT AND SOUTH HOPE AT 1.0A PHASE 1A</p>	<p>DATE: 07/20/17 TIME: 10:00 AM BY: J. B. [Signature] PROJECT: 2015056</p>	<p>SCALE: 1/8" = 1'-0" 0 10 20</p>
--	--	--	---



WIDTH OF SIDEWALK, PATHWAY,
AND PATH OF TRAVEL

100	200	300	400	500	600	700	800	900	1000
-----	-----	-----	-----	-----	-----	-----	-----	-----	------

SCB
 Sharon Cohen & Associates
 Group
 T 310.666.1100
 447 E. 17th St
 T 410.282.2100
 www.scb.com

949 SOUTH HOPE ST
 PRELIMINARY ENTITLEMENTS
 PACKAGE
 949 SOUTH HOPE ST | LOS
 ANGELES

© 2016 Sharon Cohen & Associates
FLOOR PLANS
 LEVEL 01 (GROUND
 FLOOR)

Drawn By:	Sheet Number:
Checked By:	A2.03
Project Number:	2016056

EXHIBIT "A"
 Page No. 17 of 59
 Case No. 2A 2017-4670

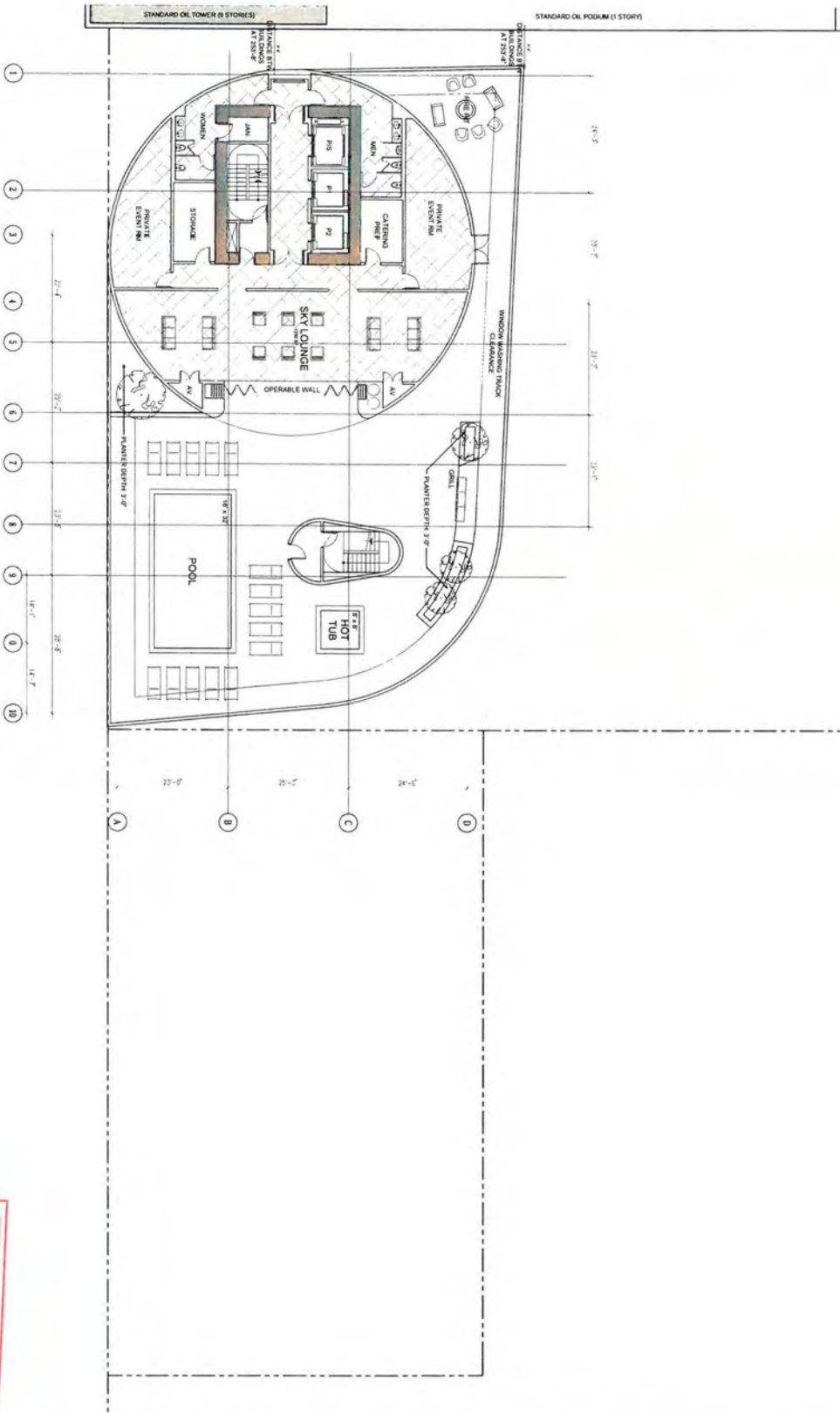
SCALE: 1/8"=1'-0"
 0 10 20 30



EXHIBIT "A"
 Page No. 10 of 59
 Case No. 2015056

SCALE 1/8"=1'-0"
 0 10 20

 <p>Standard General Contracting & Architecture 7777 W. 12th Ave. Suite 100 Denver, CO 80202 Phone: 303.755.1234</p>		<p>949 SOUTH HOPE ST MULTIFAMILY ENTIREMENTS 408 SOUTH HOPE ST 10A DENVER, CO 80202</p>
<p>Project No. 2015056</p>	<p>Sheet No. A2.06</p>	<p>Scale 1/8"=1'-0"</p>

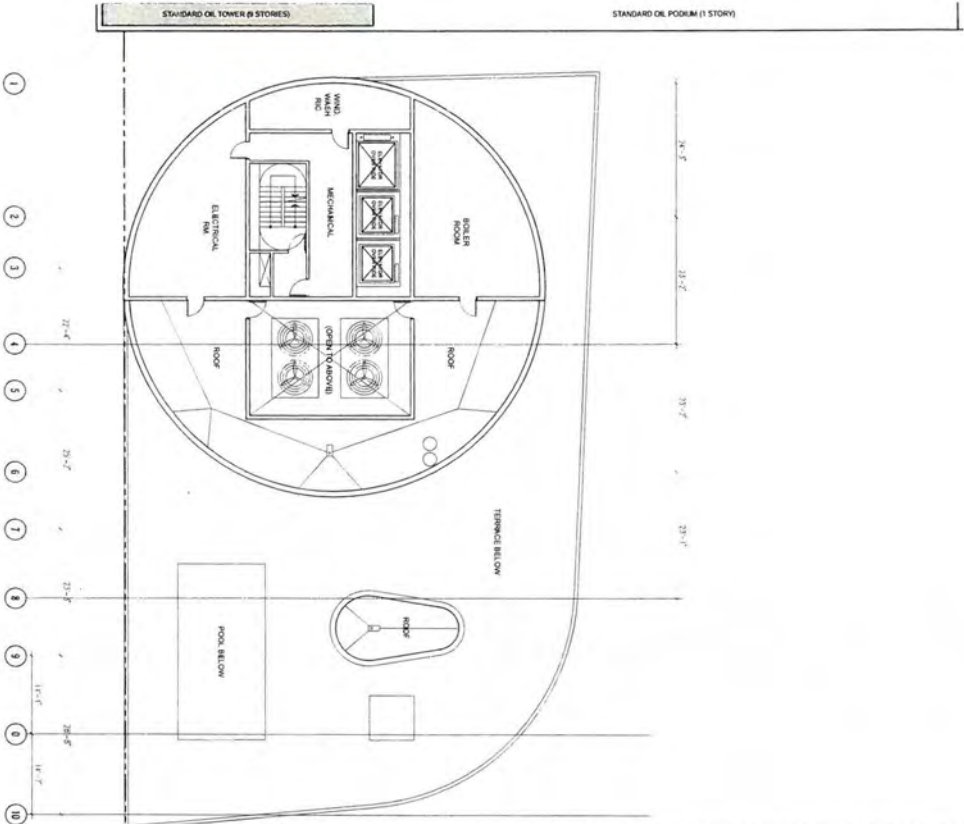


SCALE: 1/8" = 1'-0"

EXHIBIT "A"
 Page No. 21 of 59
 Case No. 2A 2017-410

<p>SGE 949 SOUTH HOPE ST PERMITS/RENTALS/ENTERTAINMENT 1400 SOUTH HOPE ST 1105 ANAHEIM, CA 92805 PHONE: 626.815.1111</p>	<p>Project Name: 949 SOUTH HOPE ST PERMITS/RENTALS/ENTERTAINMENT LEVEL 26 (AMENITY DECK)</p>	<p>Drawn By: A2.07</p>
--	---	------------------------------------

<p>Project Number: 2018056</p>
--



STANDARD OIL TOWER (8 STORES)


STANDARD OIL POOLRM (1 STORY)

1
2
3
4
5
6
7
8
9
10

A
B
C
D

EXHIBIT "A"
 Page No. 22 of 27
 Case No. 2015056

SCALE: 1/4" = 1'-0"
 0 5 10 20

 Superior General Plans 7225 E. 12th Ave. Denver, CO 80231 303.751.1111 WWW.SUPERPLANS.COM	9449 SOUTH HOPE ST MILLIKEN APARTMENTS 542 SOUTH HOPE ST 1, 10F DENVER, CO
	Owner: Architect: Project Number: 2015056

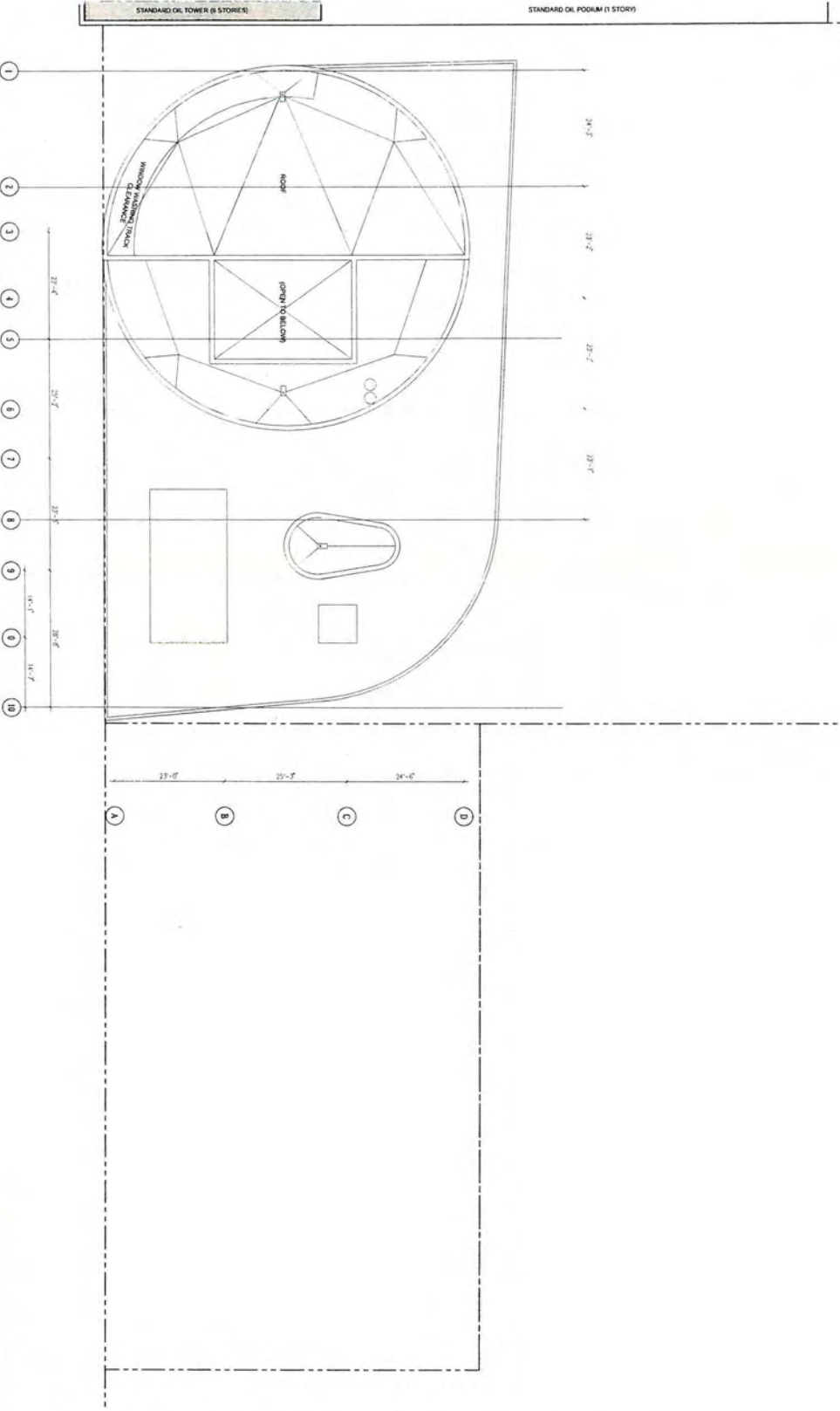


EXHIBIT "A"
 Page No. 24 of 59
 Case No. 212017-410

SCALE: 1/8"=1'-0"

<p>SGP Structural Group, Inc. Chicago, IL 60604 312.734.1100 www.sgp.com</p>	<p>9449 SOUTH HOPE ST MULTIFAMILY ENTITLEMENT AND SOUTH HOPE ST LDR ANALYSIS</p>
<p>2023.10.02.15.00.00.00</p> <p>FLOOR PLANS ROOF PLAN</p>	<p>Drawn By: _____ Checked By: _____ Project Number: 2018066</p>
<p>Sheet Number: A2.10</p>	

Retail/Restaurant Concept Exhibit

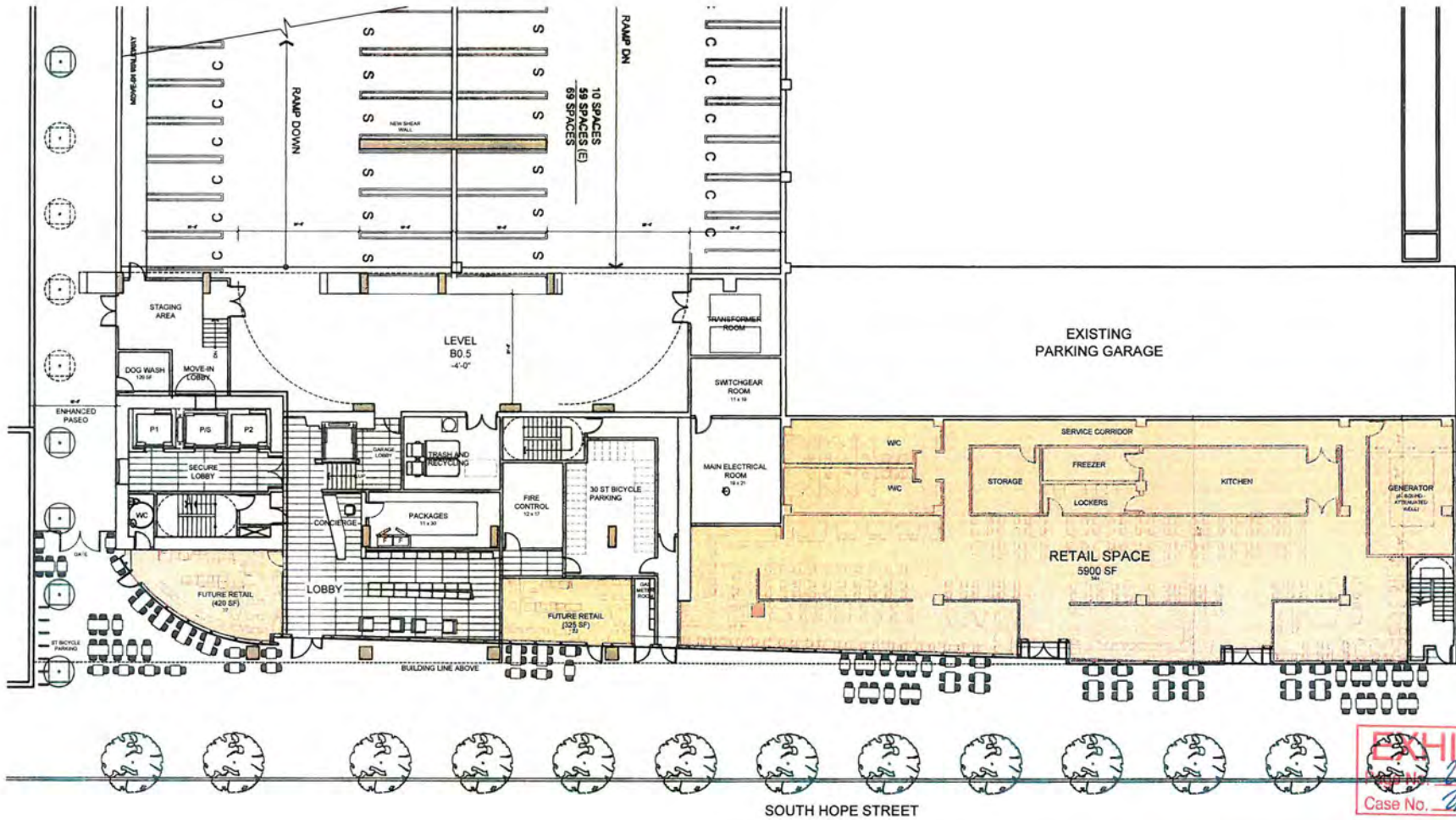


EXHIBIT "A"
 25 of 57
 Case No. 2A 2019-4610

	Indoor Seating (square feet)	Outdoor Seating (square feet)
Retail 1	396 (5934sf)	87 (1310sf)
Retail 2	28(420sf)	68 (1018sf)
Retail 3	22(325sf)	15 (220sf)

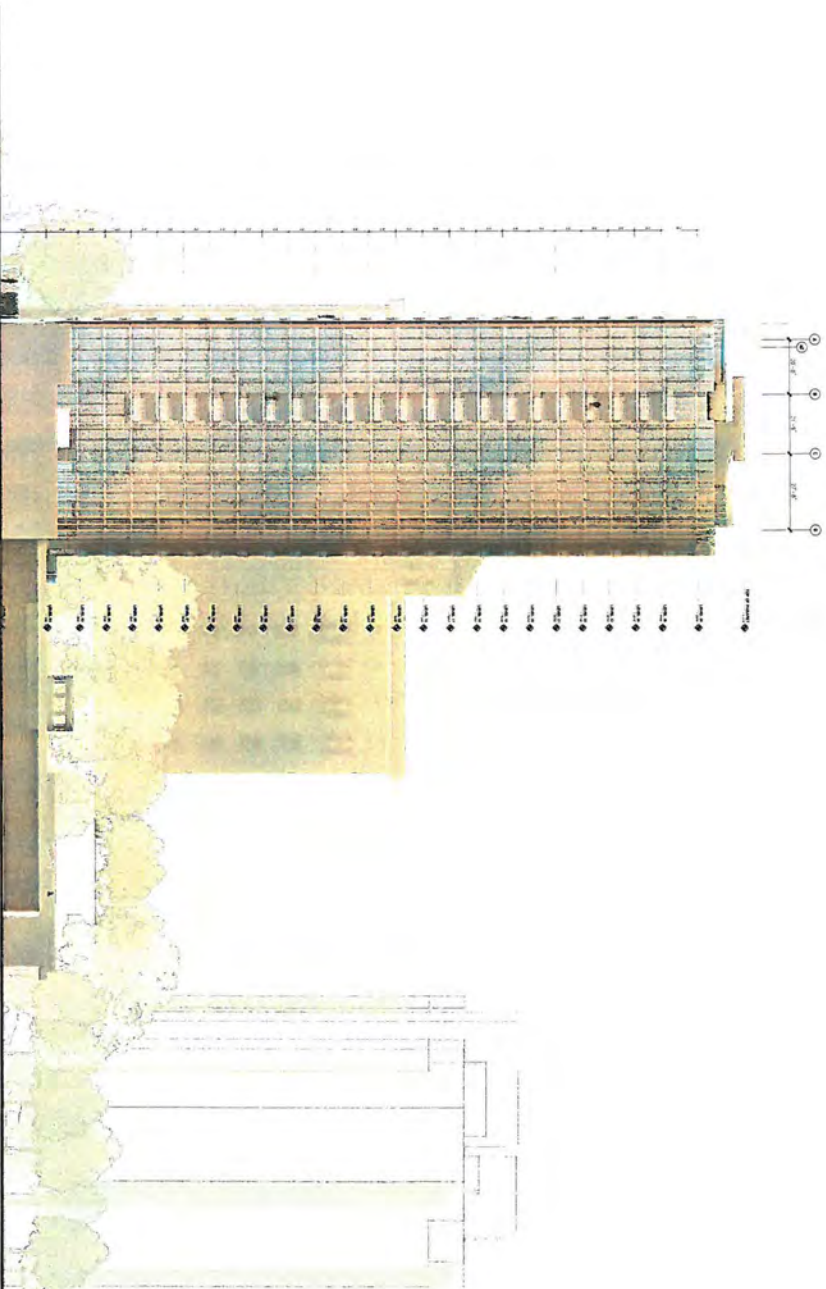



EXHIBIT "A"
 Page No. *28* of *59*
 Case No. *2A 2017-4610*

SCALE: 1/8"=1'-0"
 0 2' 4'

 Scientific Graphics Inc. 727261106 7100 W. 10th Ave. Aurora, CO 80016	Client: SGP Project Name: 949 SOUTH HOPE ST PALLADIUM ENTITLEMENT NORTH Address: 949 SOUTH HOPE ST LOS ANGELES
	Drawing No: A3.02 Project Number: 2015055

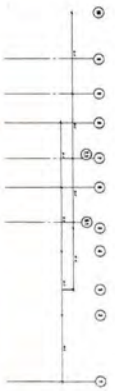
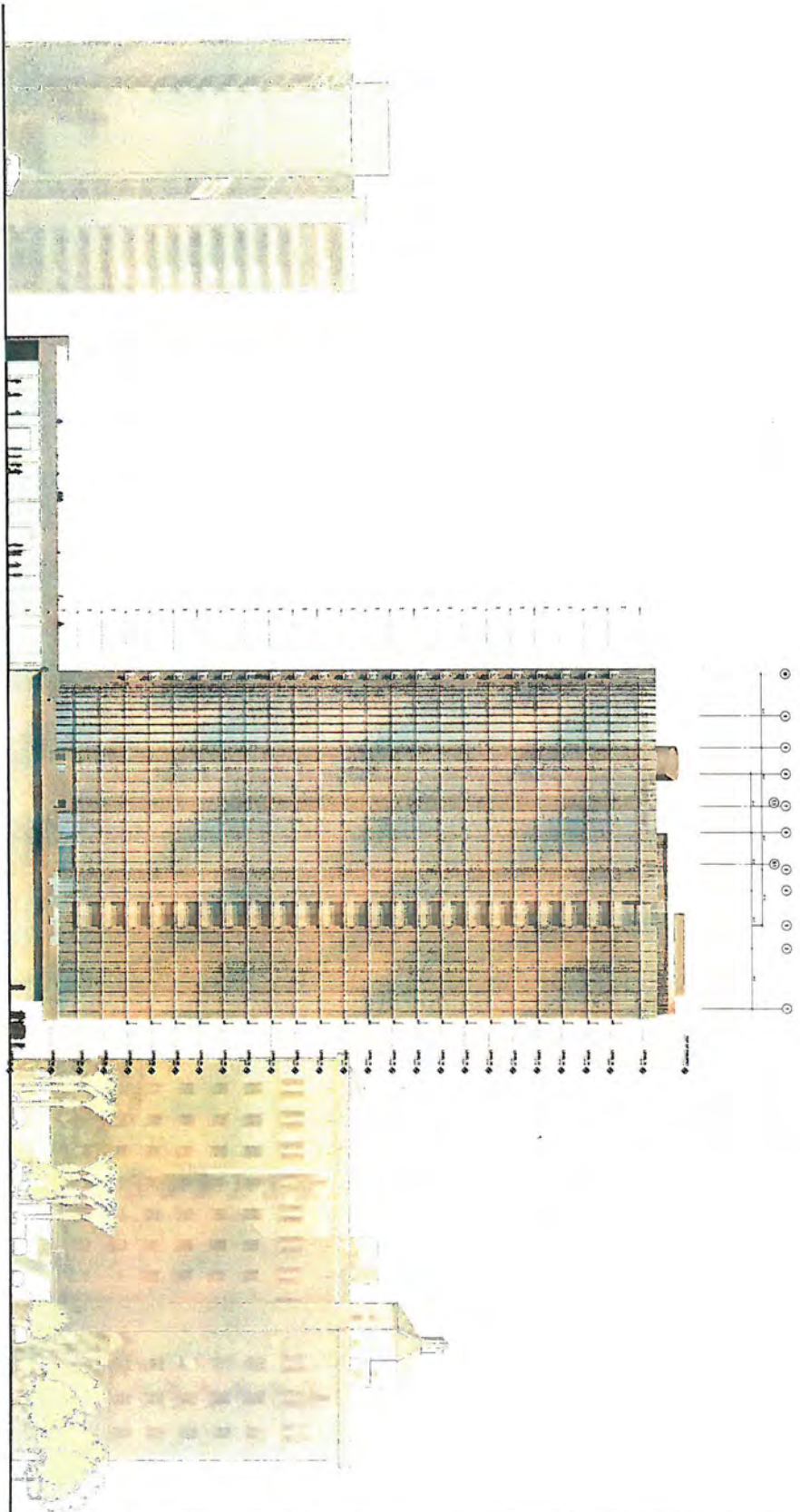


EXHIBIT "A"
 Page No. 28 of 59
 Case No. 21-2011-4110

SCALE: 1/8"=1'-0"
 1" = 8'-0"

<p>SCP Structural Consulting Professionals 3770 KENNEDY SUITE 100 WESTLAKE, CA 90904 TEL: 310.306.1100 WWW.SCP-CA.COM</p>	<p>345 SOUTH HOPE ST PARLIAMENT BUILDINGS SAN JOSE, CA 95128 PROJECT NO. 21-2011-4110</p>	<p>DATE: 08/11/2021 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NUMBER: 2018056</p>	<p>DATE: 08/11/2021 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NUMBER: 2018056</p>
--	---	--	--

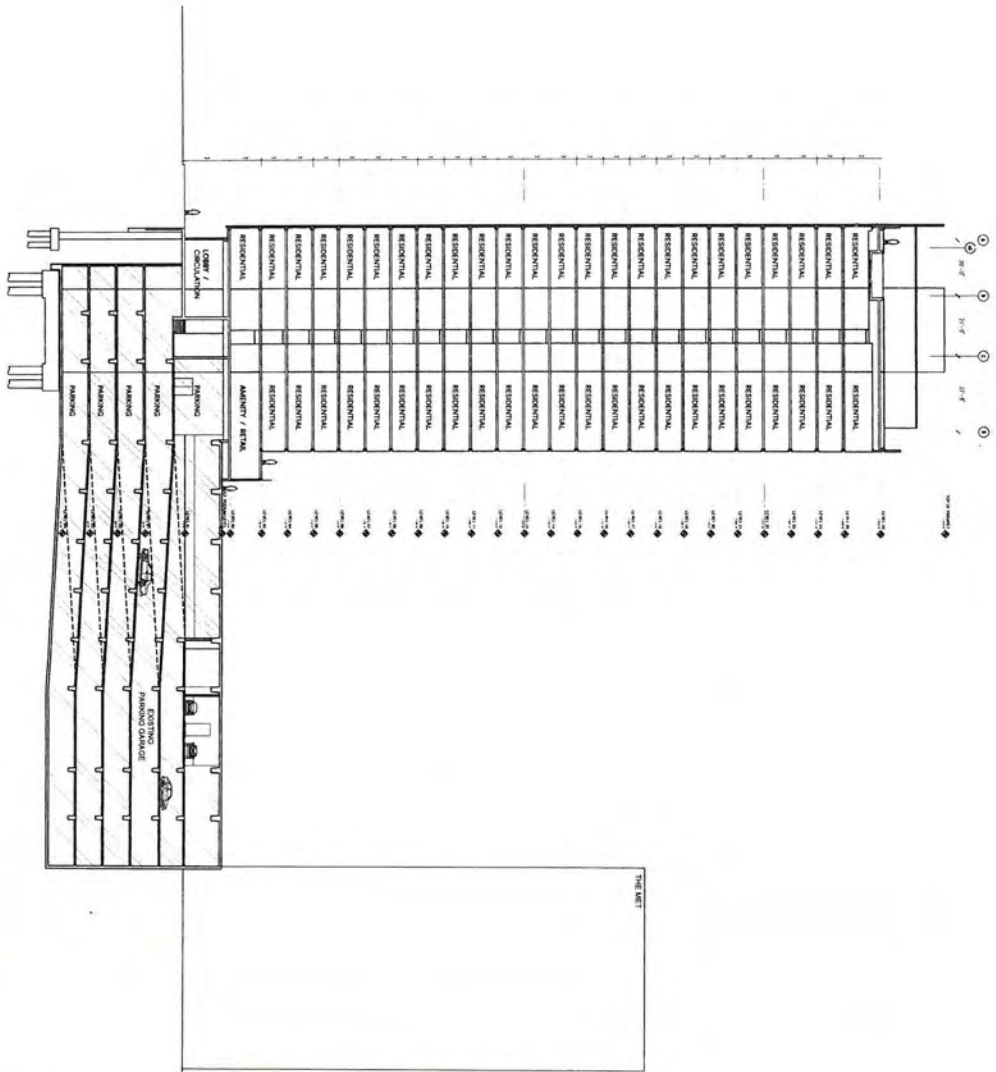
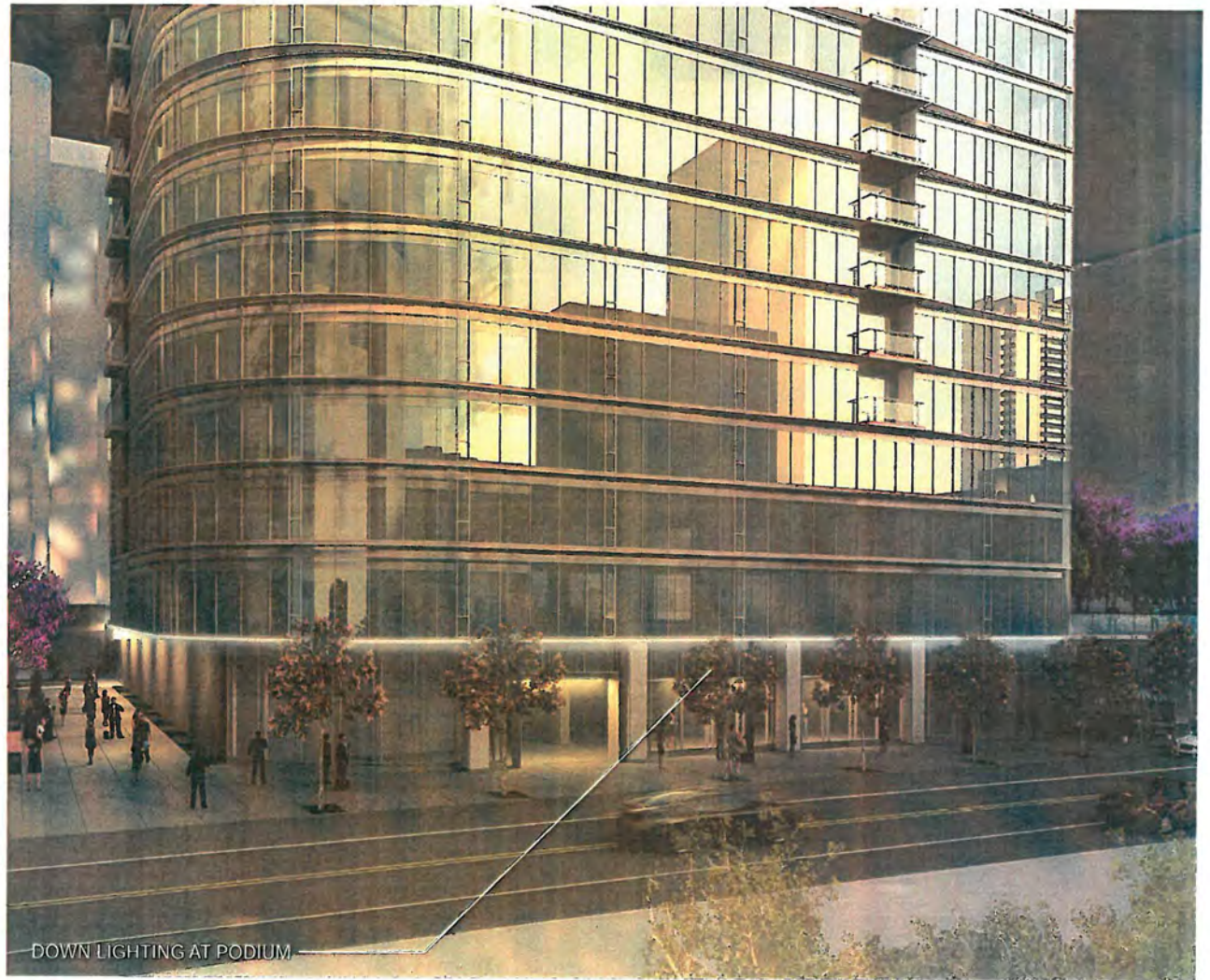


EXHIBIT "A"
 Page No. 30 of 59
 Case No. 22-209-4610

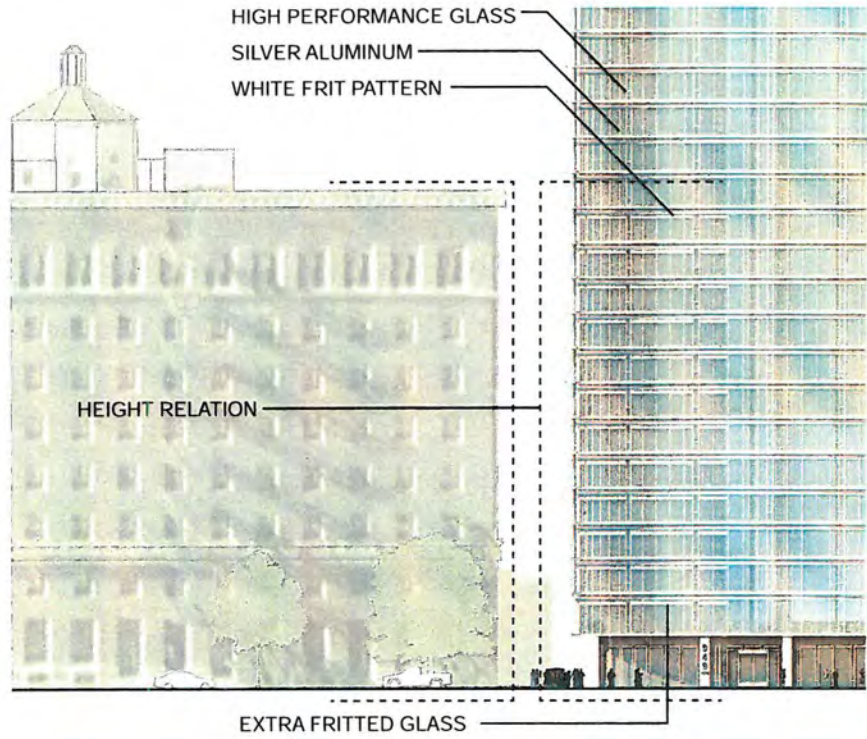
SCALE: 1/8"=1'-0"
 0 12 24

949 SOUTH HOPE ST MULTIFAMILY ENTIREMENTS AMENITIES	
Project No. 2018086	Scale: A3.05



** LIGHTING TO COMPLY WITH THE DOWNTOWN DESIGN GUIDE AND LAMC LIGHTING BRIGHTNESS REQUIREMENTS





PASEO WALL CLAD IN GRAY LIMESTONE

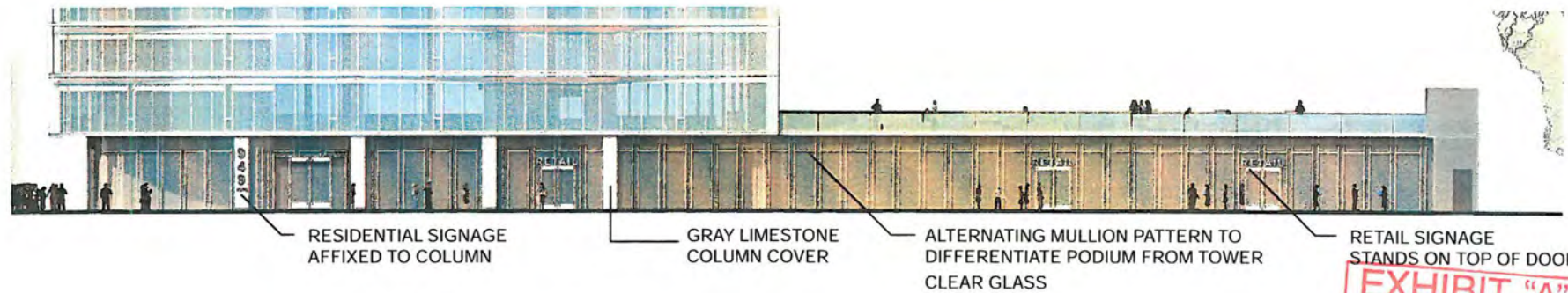
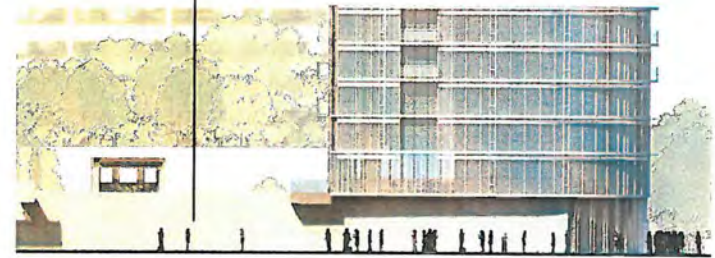


EXHIBIT "A"
 Page No. 32 of 59
 CASE NO. 20174670

PROPOSED BUILDING FORM GRACIOUSLY
CURVES TO EXPOSE THE CORNER OF THE
STANDARD OIL BUILDING AND TO MARK
THE ENTRANCE TO THE PASEO

FACADE DETAILS EXTENDED TO TOP
OF STANDARD OIL BUILDING

EXTRA FRITTED GLASS



EXHIBIT "A"
Page No. 34 of 59
Case No. 2A2019-4610



ORIGINAL



ADDITIONAL RELATION ON FACADE



EXHIBIT "A"
Page No. 35 of 59
Case No. 2019-4610



ORIGINAL



ADDITIONAL RELATION ON FACADE



EXHIBIT "A"
Page No. 36 of 59
Case No. 2A 2017-4610



ORIGINAL



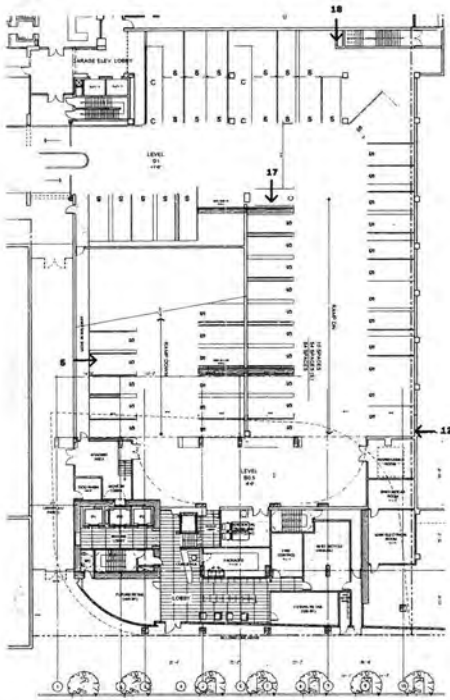
ADDITIONAL RELATION ON FACADE



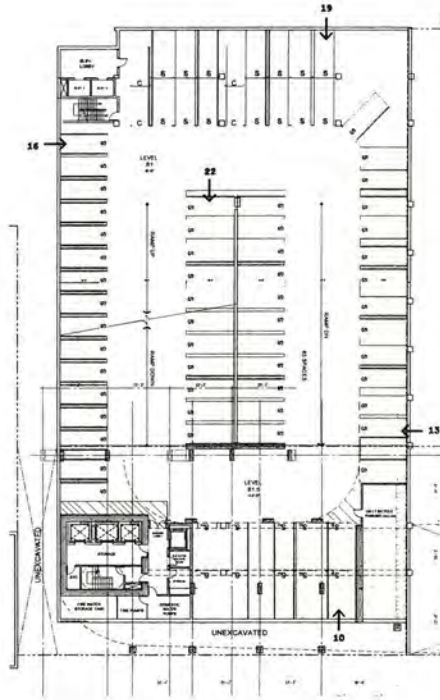
EXHIBIT "A"
Page No. 37 of 51
Case No. 2A 2017-4610



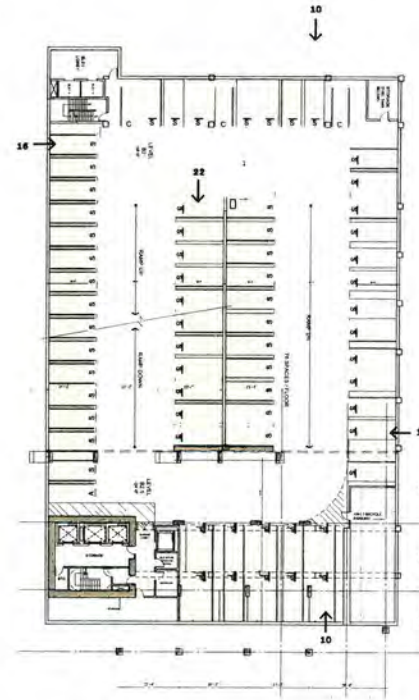
HIGHLIGHTED stalls to be allocated to new project (215 total) - remaining stalls reserved for existing Metropolitan apartments.



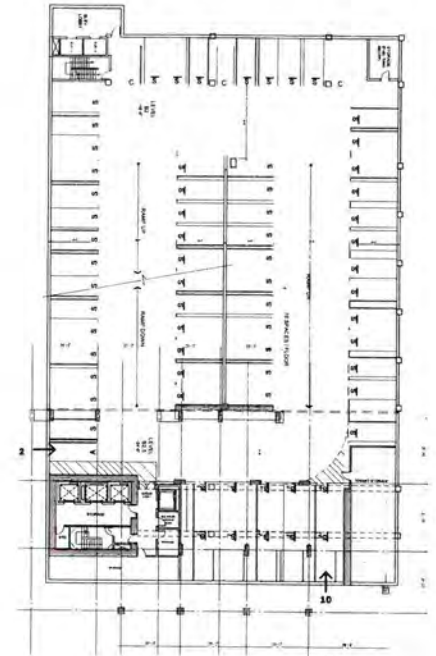
G
52/57 stalls



B1
80/80 stalls



B2
71/71 stalls



B3
12/71 stalls

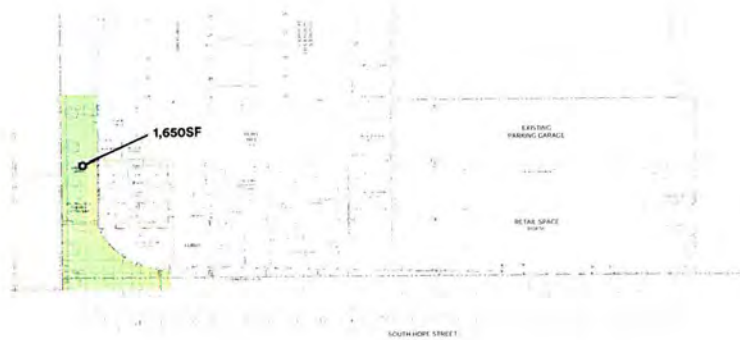
EXHIBIT "A"
Page No. 38 of 59
Case No. 2A 2017-4610





PODIUM
13,855 SF (TERRACES, FITNESS ROOM)

ROOF DECK
6,400 SF (TERRACE, SKY LOUNGE)



GROUND FLOOR
1,650 SF (PASEO)

TOWER
4,600 SF (92 BALCONIES @ 500SF MAX PER BALCONY PER LAMC)

REQUIRED OPEN SPACE

	UNITS	FACTOR	TOTAL
< 3 HABITABLE ROOMS	166	100 SF	16,600 SF
= 3 HABITABLE ROOMS	70	125 SF	8,750 SF
> 3 HABITABLE ROOMS	0	175 SF	0 SF
TOTAL			25,350 SF

PROVIDED OPEN SPACE

	COMMON	RECREATION	PRIVATE	TOTAL
GROUND FLOOR	1,650 SF	0 SF	0 SF	1,650 SF
PODIUM	11,200 SF	2,255 SF	0 SF	13,455 SF
TOWER	0 SF	0 SF	4,600 SF	4,600 SF
ROOF	5,800 SF	1,230 SF	0 SF	7,030 SF
TOTAL	18,650 SF	3,485 SF	4,600 SF	26,735 SF

EXHIBIT "A"
Page No. 39 of 59
Case No. 2A2019-4610



OPEN SPACE CALCULATIONS | NEW TOWER AND MET



MET TOWER
9,870 SF (TERRACES)



NEW TOWER ROOF DECK
6,400 SF (TERRACE, SKY LOUNGE)



NEW TOWER
4,600 SF (92 X BALCONIES)



GROUND FLOOR
4,254 SF (PASEO)



PODIUM
37,398 SF (TERRACES, FITNESS ROOM)

OPEN SPACE
OPEN SPACE REQUIRED PER LAMC SEC. 12.21G

NEW TOWER	UNITS	FACTOR	TOTAL
< 3 HABITABLE ROOMS	166	100 SF	16,600 SF
= 3 HABITABLE ROOMS	70	125 SF	8,750 SF
> 3 HABITABLE ROOMS	0	175 SF	0 SF
TOTAL			25,350 SF

MET BUILDING	UNITS	FACTOR	REQ'D.
< 3 HABITABLE ROOMS	129	100 SF	12,900 SF
= 3 HABITABLE ROOMS	114	125 SF	14,250 SF
> 3 HABITABLE ROOMS	0	175 SF	0 SF
REQUIRED			27,150 SF
TOTAL REQUIRED			52,500 SF

PROVIDED OPEN SPACE NEW TOWER

	COMMON	RECREATION	PRIVATE	TOTAL
GROUND FLOOR	1,650 SF	0 SF	0 SF	1,650
PODIUM	11,200 SF	2,255 SF	0 SF	13,455
TOWER	0 SF	0 SF	4,600 SF	4,600
ROOF	5,800 SF	1,230 SF	0 SF	7,030
TOTAL	18,650 SF	3,485 SF	4,600 SF	26,735

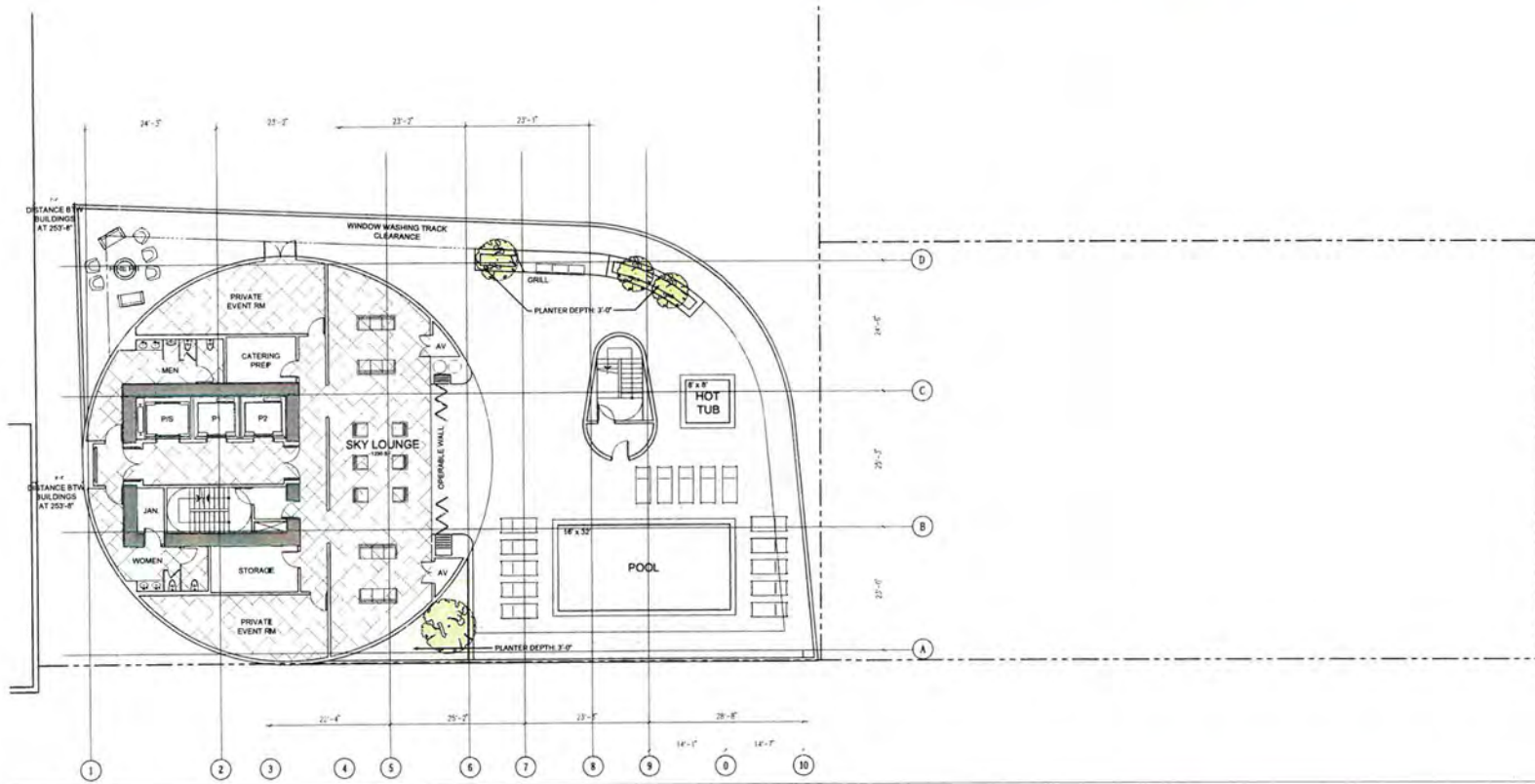
EXISTING OPEN SPACE MET

	COMMON	REC	PRIVATE	TOTAL
GROUND FLOOR	2,604 SF	0 SF	0 SF	2,604
2ND FLOOR	0 SF	0 SF	522 SF	522
3-14TH FLOOR	0 SF	0 SF	9,348 SF	9,348
ROOF	0 SF	0 SF	0 SF	0
AREA TYPE TOTALS	2,604 SF	0 SF	9,870 SF	12,474
TOTAL REC PROVIDED		3,485 SF		

TOTAL OPEN SPACE PROVIDED

EXHIBIT "A"
38,209 SF
Page No. 40 of 59
Case No. LA-2019-4610





SCB
 SCB
 949 SOUTH HOPE ST
 LOS ANGELES, CA 90015
 T 310 408 1100
 F 310 408 2400
 WWW.SCB.COM

949 SOUTH HOPE ST
PRELIMINARY ENTITLEMENTS
PACKAGE
 949 SOUTH HOPE ST | LOS ANGELES

LANDSCAPE PLANS
 LEVEL 26 (AMENITY DECK)

Drawn By: [Blank] Sheet Number: **L1.03**
 Checked By: [Blank]
 Project Number: **2015056**

EXHIBIT "A"
 Page No. 43 of 59
 Case No 2A2017-4410

TOTAL TREES
 LEVEL 01: 13/59
 LEVEL 02: 42/59
 LEVEL 26: 4/59





WINTER SOLSTICE (DEC 21)



SPRING EQUINOX (MAR 21)



SUMMER SOLSTICE (JUN 21)

EXHIBIT "A"
Page No. 44 of 59
Case No. 21-2011-4610



EXHIBIT "A"
Page No. 45 of 59
Case No. 2A 007-4610







EXHIBIT 15
Page 47 of 51
Case 24 2011-4610







EXHIBIT A
Page No. 49 of 59
Case No. 2A 2014610





EXHIBIT A
 Page No. 50 of 59
 Case No. 24 2017-1610



© 2017 SOLOMON CORDWELL BUENZ FOREST CITY

PRELIMINARY ENTITLEMENTS PACKAGE | 949 SOUTH HOPE ST | LOS ANGELES | 2015056 | 05-22-2018

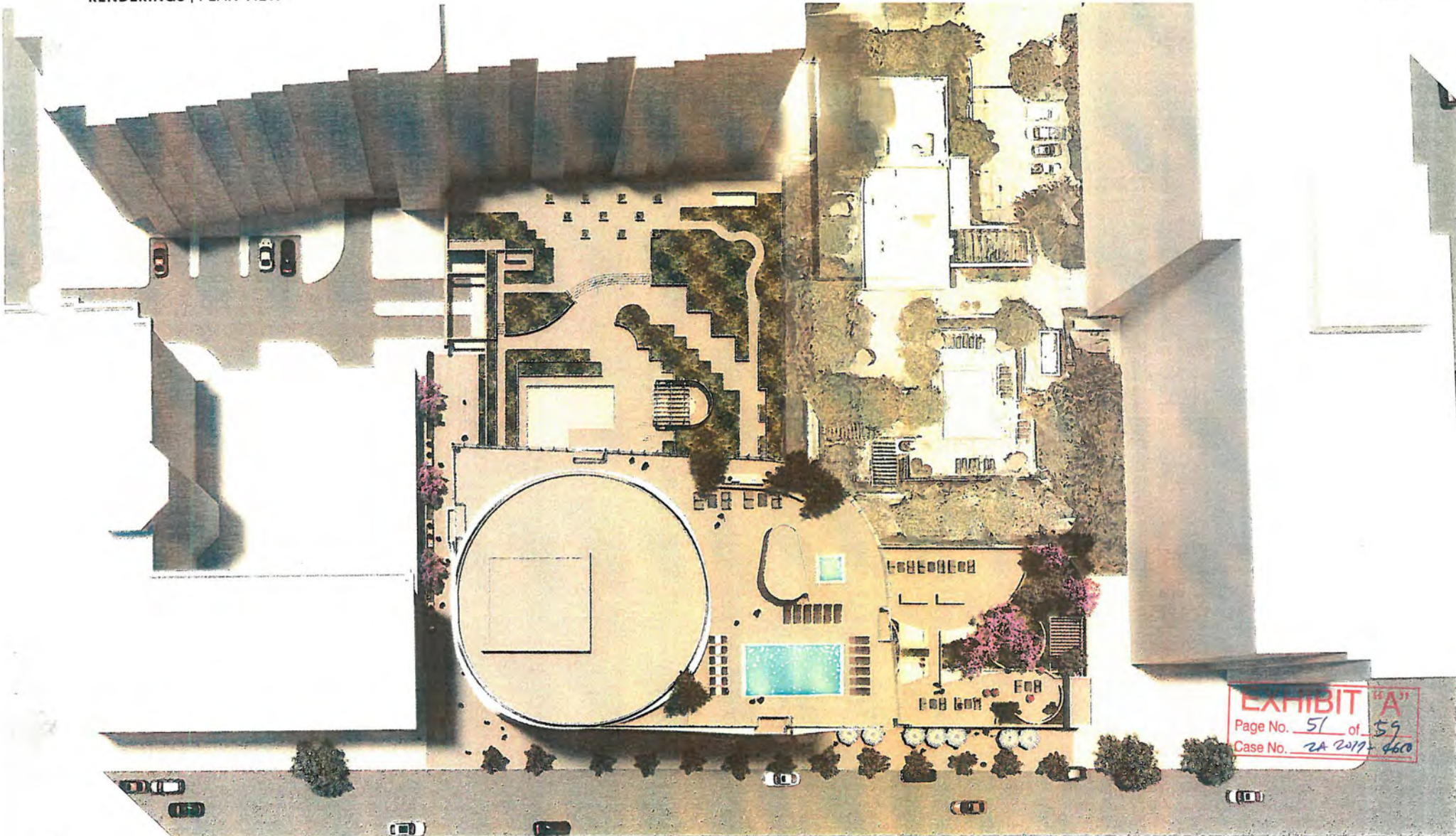


EXHIBIT "A"
Page No. 51 of 59
Case No. 2A 2017-460



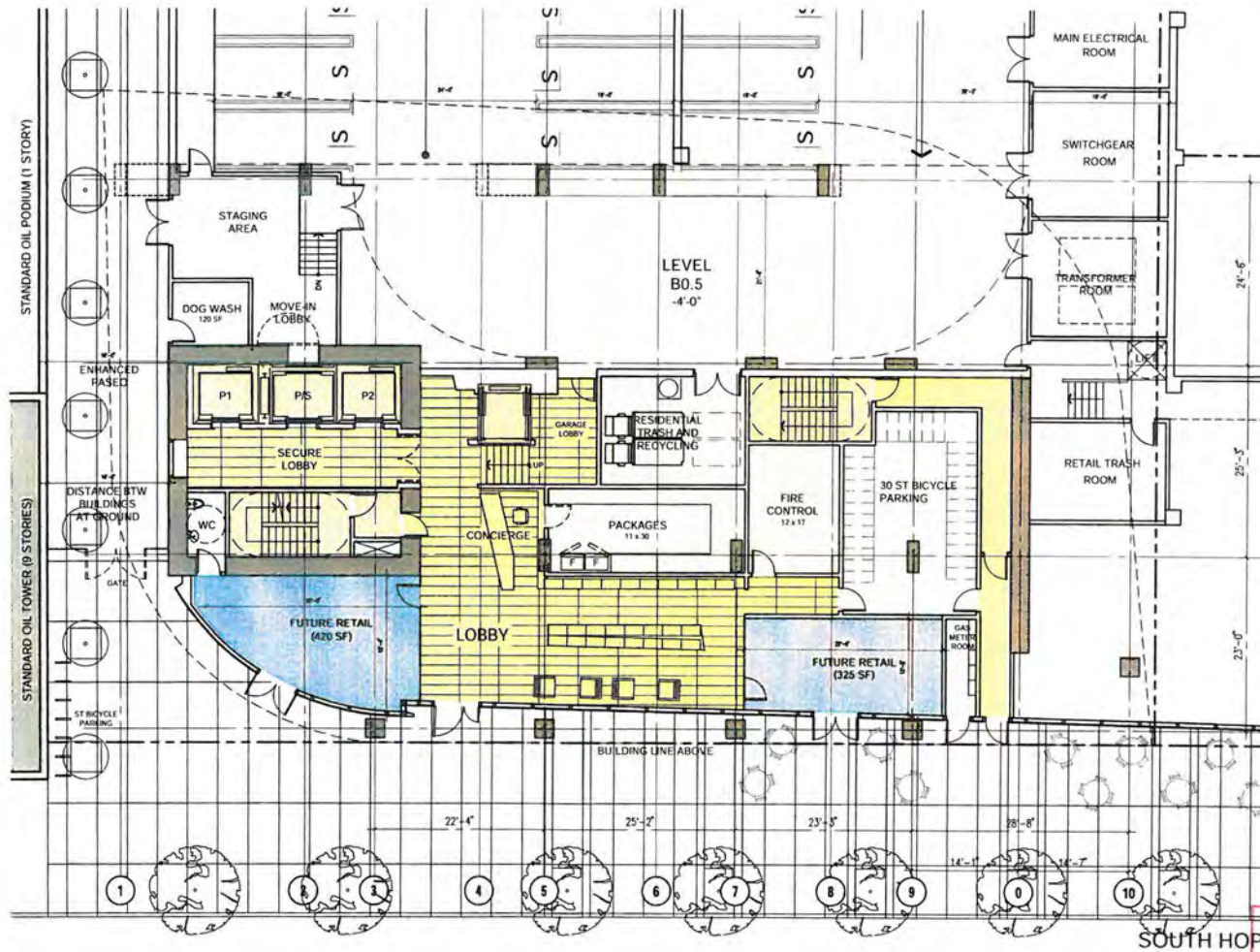


EXHIBIT "A"
Page No. 52 of 59
Case No. 2A 2017-4610



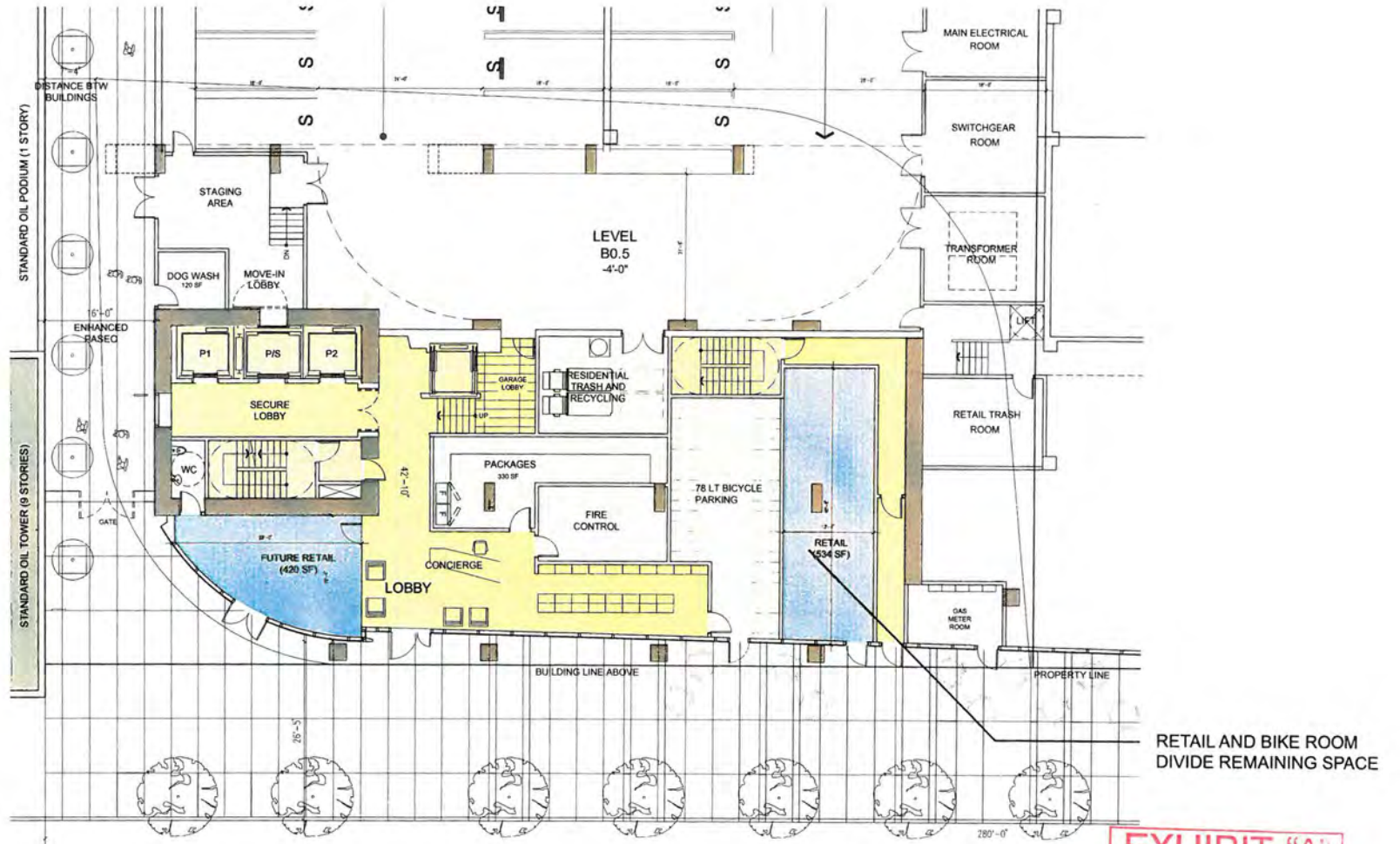


EXHIBIT "A"
Page No. 53 of 59
Case No. 2A 2017-4610



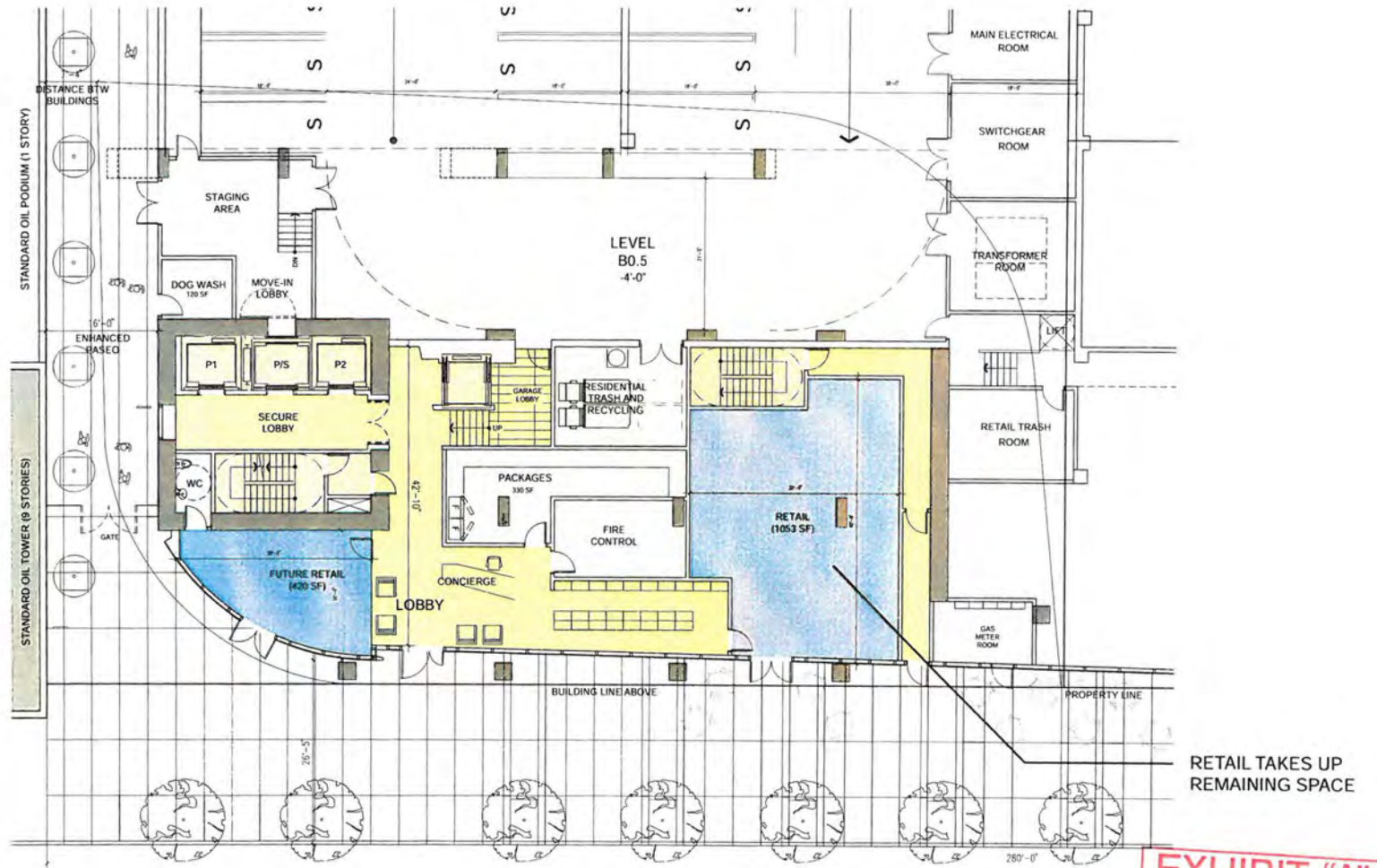
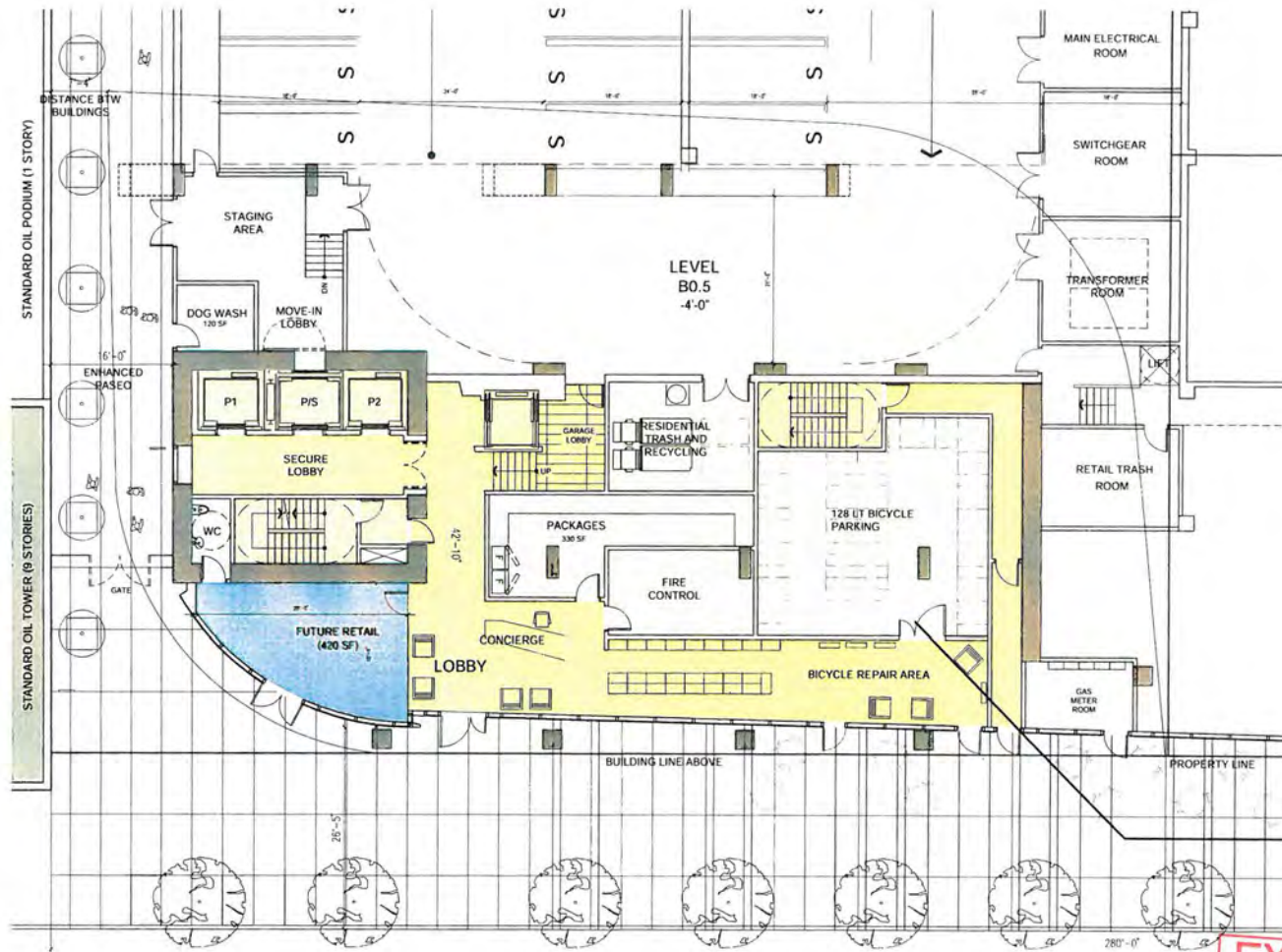


EXHIBIT "A"
Page No. 54 of 59
Case No. 2A 2017-4110





BIKE ROOM TAKES UP REMAINING SPACE

EXHIBIT "A"
 Page No. 55 of 59
 Case No. 2A 2017-4610



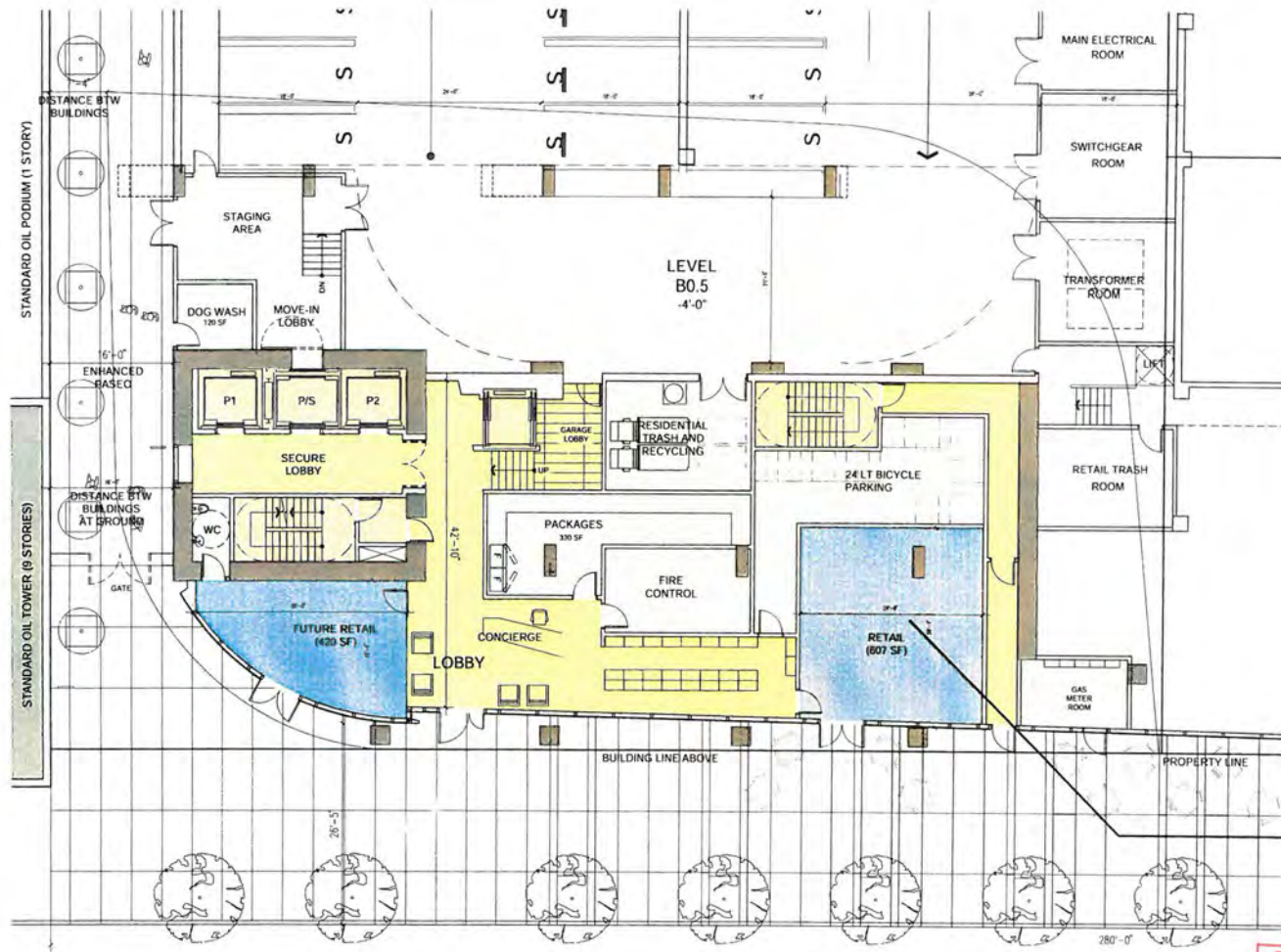
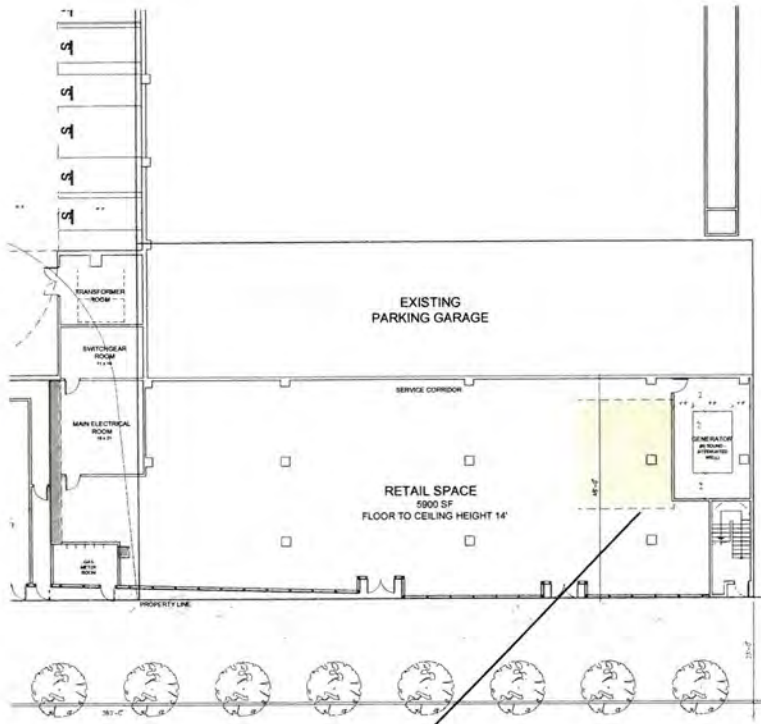
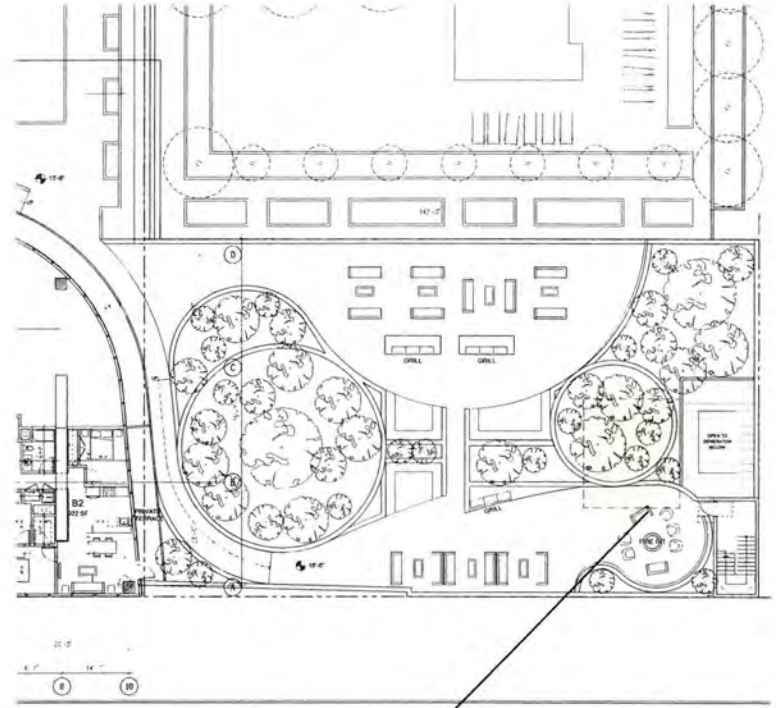


EXHIBIT "A"
Page No. 56 of 59
Case No. 2A 2017-4670





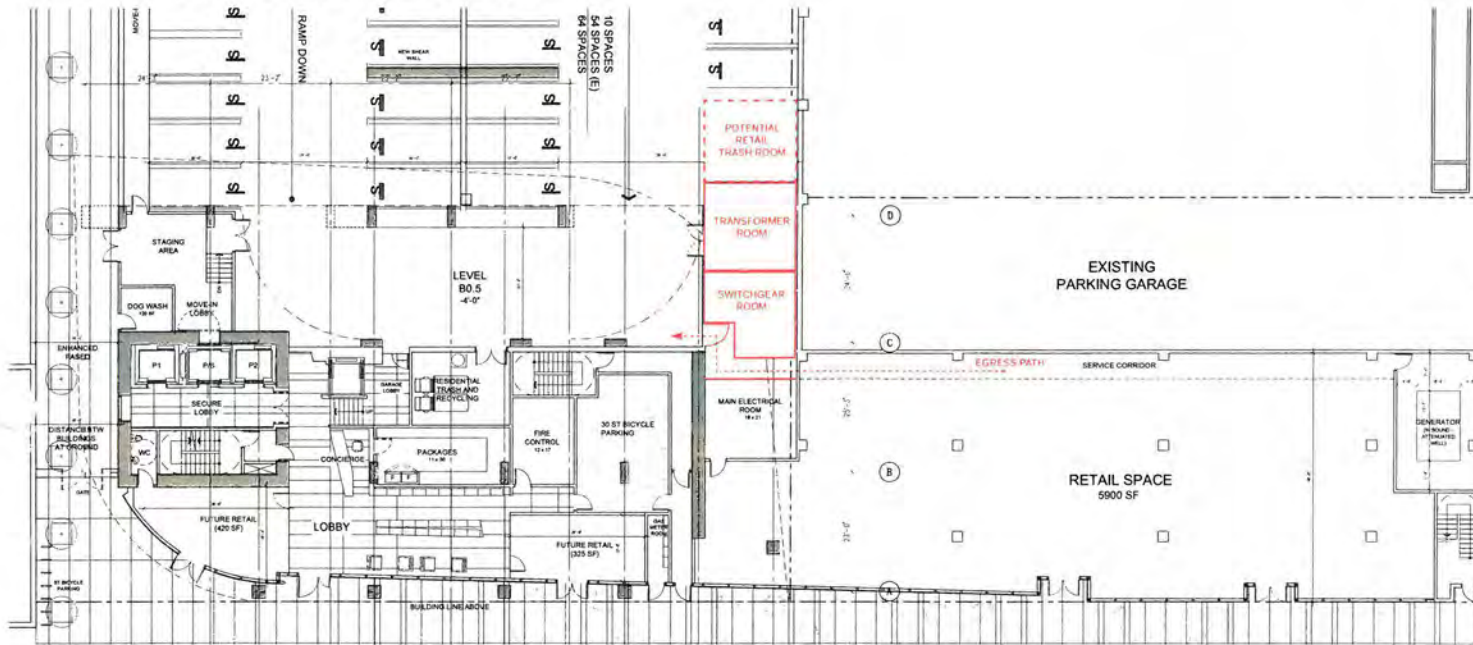
LOCATION OF OPTIONAL STAIR/
ELEVATOR FOR RETAIL TENANT



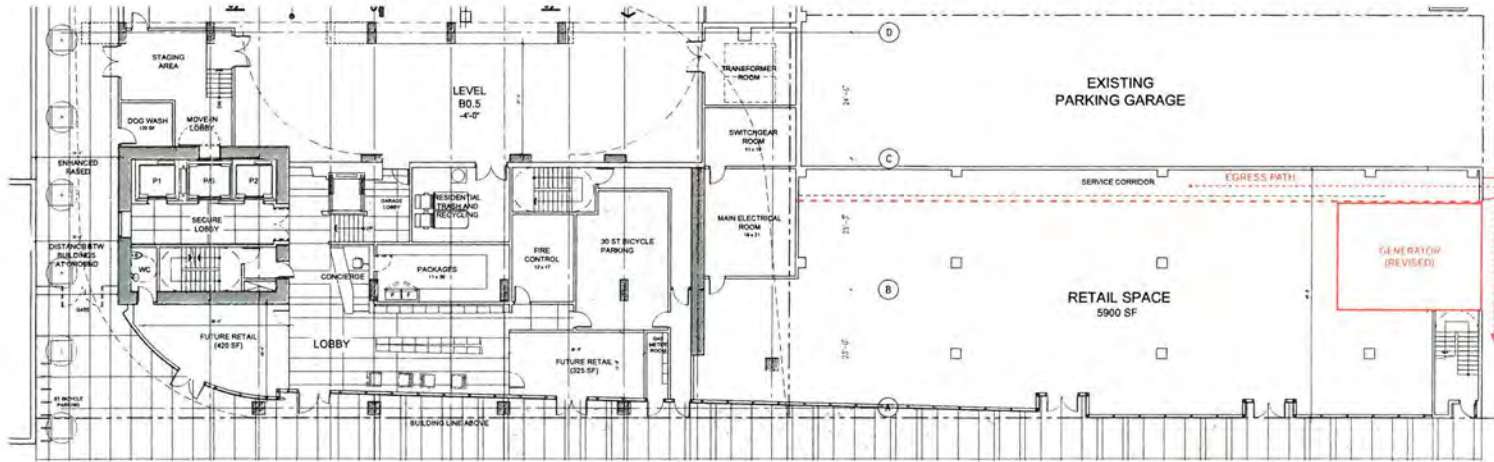
LOCATION OF OPTIONAL STAIR/
ELEVATOR FOR RETAIL TENANT

EXHIBIT "A"
Page No. 57 of 59
Case No. 2A 2017-4610





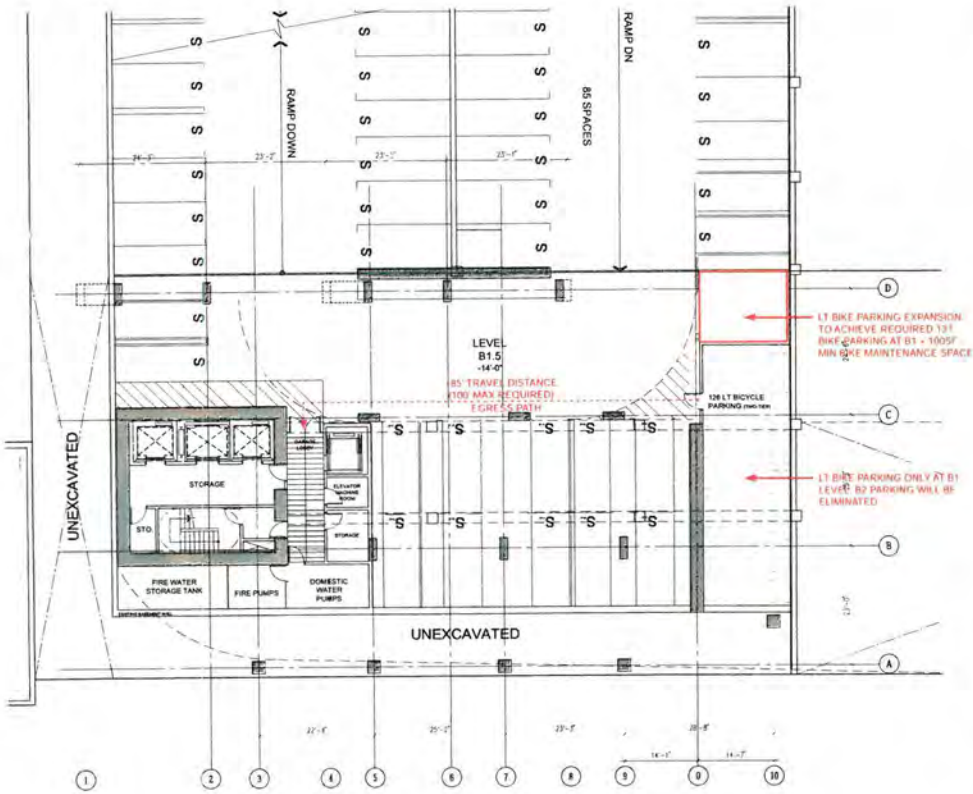
OPTION 1 - DIRECT ACCESS TO PARKING GARAGE



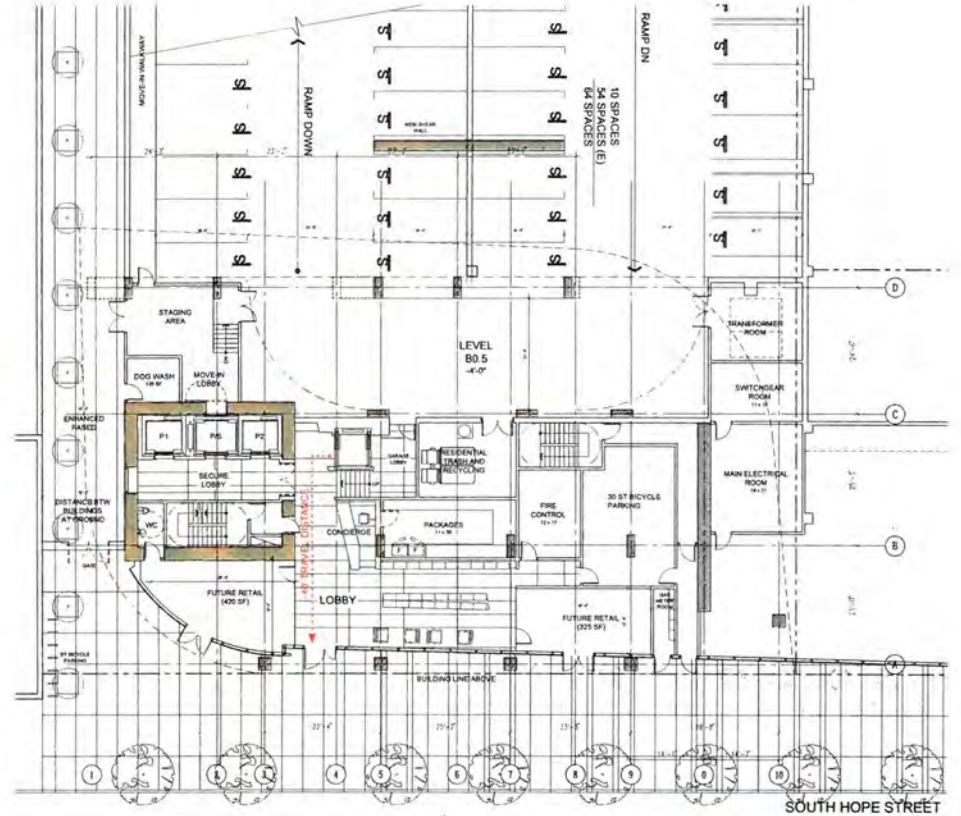
OPTION 2 - DIRECT ACCESS TO PARKING GARAGE

EXHIBIT "A"
 Page No. 58 of 59
 Case No. 2A2017-4610





LEVEL B1



GROUND FLOOR

EXHIBIT "A"
 Page No. 59 of 59
 Case No. 2A-2017-4610

RADIUS MAP

CORRESPONDENCE

February 1, 2018

City of Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

RE: Project Name: 949 S. Hope St.

Project Address: 950 S. Flower St. and 949 S. Hope St., Los Angeles, CA 90015

To Whom This May Concern:

On behalf of the Fashion Institute of Design and Merchandising (FIDM), I am pleased to express FIDM's support of Forest City's proposed 949 S. Hope St. project (referred to in this letter as "the Project"). The developer has advised us that the Project will include both a residential and commercial retail component, thus continuing the revitalization and economic development we have seen taking place in downtown Los Angeles. The Project could provide much-needed housing around our campus that can serve our students, faculty, and staff. We are also hopeful that the Project will create ground floor retail on Hope Street that will activate the pedestrian realm around our building, including the approximately 2.5-acre, privately maintained public open space located adjacent to our campus known as Grand Hope Park.

As you consider this Project, FIDM would like to make two requests. First, with more pedestrian activation on the street level, we would kindly request that the City consider a mid-block crosswalk between the Project and Grand Hope Park that could be used by FIDM students and that would increase connectivity and pedestrian safety.

Second, FIDM recognizes that residents of the Project will frequently utilize the existing open space resources at Grand Hope Park for active and passive recreation, further to the original vision of the park serving the then-existing and future residential development around FIDM's campus. As such, FIDM is supportive of investing any required Quimby Fees or other in-lieu park fees payable by the Project into capital improvements for Grand Hope Park, rather than collecting such funds for general park purposes or requiring dedications of new park land elsewhere. Indeed, at the time that CRA/LA-DLA elected to transfer the fee interest in Grand Hope Park to the City, rather than FIDM, one of the stated reasons was to permit this very type of investment of Quimby Fees into the park, and we have anxiously awaited the first new project to come online and contribute such funding. Reinvesting these impact fees within the immediate neighborhood makes sense, given that Grand Hope Park will be directly and immediately impacted by the increased residential density across the street. The Park was originally constructed in 1992 and there are a number of needed capital improvements including drainage, landscaping and electrical work. FIDM, through its role on the Board of Directors of Grand Hope Park, Inc., would be happy to share the park's near-term and long-term capital improvement plans with any interested parties to show how the Project and Grand Hope Park could work collaboratively to enhance this community resource, both aesthetically and functionally.

Fashion Institute of Design & Merchandising

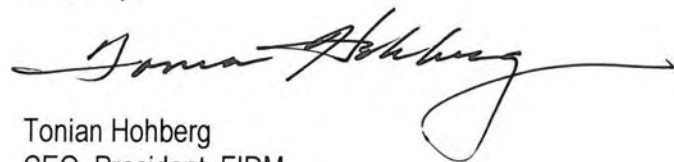
213.624.1200 | 919 South Grand Avenue, Los Angeles, California 90015

Los Angeles | San Francisco | Orange County | San Diego

FIDM

Please feel free to reach out if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Tonian Hohberg", with a long horizontal flourish extending to the right.

Tonian Hohberg
CEO, President, FIDM



William Hughen <william.hughen@lacity.org>

Hearing Notice | ZA-2017-4610-CU-MCUP-SPR

William Hughen <william.hughen@lacity.org>

Tue, May 29, 2018 at 1:34 PM

Bcc: Yolita Dines <yolitad@creedla.com>, CREEDLA <creedla@creedla.com>, Charlie Carnow <ccarnow@unitehere11.org>

Per your request please see the attached notice for Case No. ZA-2017-4610-CU-MCUP-SPR.

Feel free to let me know if you have any questions.

Thanks -

-Will



Will Hughen, Planning Assistant
Department of City Planning

T: (213) 978-1182

E: william.hughen@lacity.org

200 N. Spring St., Room 763

Los Angeles, CA 90012



 **ZA-2017-4610 Hearing Notice_.pdf**
156K



William Hughen <william.hughen@lacity.org>

Email Notifications: 949 South Hope Street

3 messages

CREEDLA <creedla@creedla.com>

Wed, Feb 21, 2018 at 11:52 AM

To: "william.hughen@lacity.org" <william.hughen@lacity.org>

Cc: CREEDLA <creedla@creedla.com>, Yolita Dines <yolitad@creedla.com>

Re: ZA-2017-4610CU-MCUP-SPR
ENV-2017-3933-CE

Dear Will,

Please add the following email addresses to your notifications for the project referenced above:

creedla@creedla.com

yolitad@creedla.com

Thank you for your assistance this morning.

Regards,

Yolita Dines

William Hughen <william.hughen@lacity.org>

Wed, Feb 21, 2018 at 1:08 PM

To: CREEDLA <creedla@creedla.com>

Cc: Yolita Dines <yolitad@creedla.com>

Hi Yolita -

I have added you to our notification list. I will email you any future notices regarding this project.

Best -

Will

**Will Hughen, Planning Assistant**
Department of City Planning

T: (213) 978-1182

E: william.hughen@lacity.org

200 N. Spring St., Room 763

Los Angeles, CA 90012



[Quoted text hidden]

Yolita Dines <yolitad@creedla.com>
To: William Hughen <william.hughen@lacity.org>

Wed, Feb 21, 2018 at 1:22 PM

Thank you.

From: William Hughen [mailto:william.hughen@lacity.org]
Sent: Wednesday, February 21, 2018 1:09 PM
To: CREEDLA <creedla@creedla.com>
Cc: Yolita Dines <yolitad@creedla.com>
Subject: Re: Email Notifications: 949 South Hope Street

[Quoted text hidden]



William Hughen <william.hughen@lacity.org>

949 S. Hope St (ZA-2017-4610-CU-MCUP-SPR & ENV-2017-3933-CE) Hearing List

2 messages

Charlie Carnow <ccarnow@unitehere11.org>

Wed, Feb 14, 2018 at 3:21 PM

To: william.hughen@lacity.org

Hi William,

Thanks for the conversation today and the update that the February 21st hearing referenced here (<https://planning.lacity.org/InternetCalendar/pdf.aspx?Id=59786>) is no longer scheduled.

Please put me on the list for hearings/decision letters on this project.

Regards
Charlie Carnow

William Hughen <william.hughen@lacity.org>

Tue, Feb 20, 2018 at 8:12 AM

To: Charlie Carnow <ccarnow@unitehere11.org>

Charlie -

I have added you to the notification list for future hearings and decision letters regarding this project.

Please feel free to reach out with any additional questions.

Thanks !

-Will



Will Hughen, Planning Assistant
Department of City Planning

T: (213) 978-1182
E: william.hughen@lacity.org
200 N. Spring St., Room 763
Los Angeles, CA 90012



[Quoted text hidden]



William Hughen <william.hughen@lacity.org>

Hearing Today on 949 S Hope St

1 message

Donald Spivack <dona1d.spivack@gmail.com>

Wed, Jun 27, 2018 at 10:57 AM

To: William.hughen@lacity.org

Cc: "Hernandez, Sara" <Sara.Hernandez@dlapiper.com>

Will

My name is Donald Spivack, I am President of the Homeowners Association for the Skyline Condominium at [600 W 9th St](#) in downtown LA, adjacent to the proposed 949 S Hope Project. A few of our owners are expected to speak today at the hearing, at which I am not able to be present.

I did want to confirm for the record that Forest City outreached to our Association Board concerning the proposed project starting last year. We have as a Board not yet taken a formal position on the proposed project but have started a dialogue on issues that we, and several of our owners, would like to see addressed as the project moves forward; I expect those speaking today will raise several of those issues.

Thanks for your attention.

Donald R. Spivack

Narain Ken
Skyline #9.

Findings required:

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

2. that the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and

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

Issues:

No grounds for the TOR. They haven't explained how many units will use them, why they need it, or any details at all. Do they want the permit to use the building as a hotel, some sort of corporate apartments, Airbnb? They should have to explain what they would do with the permit, because we certainly have a right to know what they're asking and what they want to do. Their forum said they didn't have any plans to use these as transient occupancy, so if they're not going to use it then of course it should be denied. Their permit application itself is deceptive in that it doesn't clearly state that they're asking for TORs for the Met as well. That's potentially a very substantial change to the building, but it's barely even mentioned in their entire application.

Without knowing anything about either of these proposed uses, it's impossible to determine how the project meets the CUP requirements because we can't know whether they will enhance the environment, they're compatible with and not adversely affect adjacent properties and the neighborhood, or whether it substantially conforms to the plan. There's literally just no information about it at all, because it's contrary to the uses that they did put in there.

Parking. They are basically not adding any real spots. I'm all in favor of relaxed parking requirements, but they're adding roughly 300 residents and only adding like 15-20 spots from restriping. If downtown wants to move to no parking requirements that's fine, but they haven't, and nearby parking rentals have become prohibitively expensive. Maybe these residents will be able to afford it, but the people at Skyline and the Met may be the ones getting pushed out of their parking rentals at nearby lots as prices go up.

They've also put in absolutely no affordable housing, and it seems like they've gone to some lengths to avoid having any affordable housing. That's also absolutely their right, but it does weigh against giving them all of these permits that they are not otherwise entitled to receive.

Liquor permits. Looking at the proposed building, the one restaurant/bar with full liquor looks fine, but it has storage issues. It's unclear from looking at the building plan how they will actually be able to keep their trash in the proposed location because of how far it is, but more importantly, the logistics of delivery don't seem feasible. Just the length of the driveway and the distance from the delivery area to the restaurant seem entirely impractical. What's actually going

2nd floor
entrance

✓



Henry Chu <henry.chu@lacity.org>

Case No. 2017-4610-CU-MCUP-SPR

1 message

Curry, John (US - Boston) <jocurry@deloitte.com>

Thu, Jul 5, 2018 at 8:53 AM

To: "henry.chu@lacity.org" <henry.chu@lacity.org>

Cc: Kristine E Dillon <kedillon@mit.edu>, "javier_avitia@yahoo.com" <javier_avitia@yahoo.com>

Dear Mr. Chu.

I write on behalf of my wife (Dr. Kristine E. Dillon) and my son (Patrick Dillon Curry) to express our concerns over Forrest City's planned development on Hope Street next to the Skyline Condominiums. Among the three of us, we own two units at the Skyline, #410 and #1007.

Let me first say that Kristine and I consider ourselves LA urban pioneers—we bought #410 in 1984!—and have been delighted with the evolution of downtown since, so much so that we bought our second unit just a few years ago. So we have been supporters and beneficiaries of development in the City, and South Park in particular. Our current concerns are more about the nature of the new development, and how the disruption of construction now right next door can be minimized. A list of particulars:

1. We are concerned about how late we residents of the Skyline were informed about the proposed development—this in spite of having a Forrest City representative on our Homeowners' board. Our concern here is with the developer, not the City.
2. We value the fact that DTLA is becoming a residential city—that our earlier "pioneer" hopes are being realized. We thus oppose the option that the newly proposed building function as short term rentals –essentially a hotel without the amenities and attendant neighbor-protecting zoning requirements.
3. Since the proposed project abuts our outdoor recreational areas and the foundation of our parking garage, we expect substantive noise mitigation measures to be developed, along with clear structural protections for the foundations of our building. We also expect an open review of the proposed development's parking allocations, the effect on congestion in the streets right around us, and compliance with zoning laws.
4. In general, we hope to preserve a reasonable measure of neighborhood peace and quiet during construction, while protecting the value of our substantial downtown investments in the near-and longer-term.

Thank you for hearing our concerns, and we look forward to participating in further public deliberations over this project.

Sincerely yours,

John R. Curry

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

v.E.1

UNITE HERE! Local 11

464 Lucas Ave., Suite 201 • Los Angeles, California 90017 • (213) 481-8530 • FAX (213) 481-0352

June 22, 2018

Zoning Administrator
c/o William Hughen, City Planner
200 North Spring Street, Room 763
Los Angeles, CA 90012

RE: Comments for 6/27/2018 Zoning Administrator Hearing regarding Project at 615 W. Olympic Blvd, 949 S. Hope St, 950 S. Flower St, 600 W. 9th St (ZA-2017-4610-CU-MCUP-SPR)

Sent Via email

Dear Zoning Administrator,

On behalf of 30,000 hospitality and restaurant workers represented by UNITE HERE Local 11 in Los Angeles, Orange County, and Arizona, and on behalf of local resident Antonio Mendoza (“Commenters”), we submit these comments with respect to the above-referenced project (“Project”) proposed by Forest City Southpark Two, LLC (“Applicant”). In addition to fulfilling integral roles in the local Los Angeles economy, many UNITE HERE Local 11 workers also live in the downtown area. We wish to advocate for responsible development in the downtown area and to ensure that new projects do not negatively impact the existing communities. We are concerned about this project as currently proposed. We recommend that the Zoning Administrator (“ZA”) hold the Project’s entitlements and urge that the Project’s impacts be thoroughly studied through a full Environmental Impact Report (“EIR”).

In lieu of providing the housing we need to address the housing crisis, we are concerned the project could expand the kind of short-term rental use the City is seeking to regulate. For reasons detailed in this letter, we are not comfortable with the actions requested including the Site Plan Review, Conditional Use Permit for Transient Residency Occupancy Structures (TORS), 20% reduction in parking requirements, the master conditional use permit for alcohol permits, and its environmental designation as a project exempt from CEQA.

Forest City is requesting a conditional use permit for a “transient occupancy residency structure” (“TORS”). According to a recent Department of City Planning report¹, the TORS designation “was established to allow for extended-stay hotels to include kitchens in the guest rooms, something otherwise not allowed.” Unfortunately, due to its broad definition, “the TORS designation can improperly lead to the ‘whole or partial conversion of existing apartment buildings currently providing important long-term housing to short-term rentals, which was not the original intent in creating the TORS use.”² The misuse of TORS to convert housing to short-term rentals or a dual-use system where apartments can be rented short-term or long-term is a recipe for continued high housing prices. When a recession hits and rent or apartment prices stay steady

¹ Second Supplemental Staff Report Relative to Proposed Short-Term Rental Ordinance, page 4-5.

² Ibid

or decrease, Forest could simply rent out the apartments short-term rather than cut the price and rent to a long term tenant. Accordingly, the pending homeshare ordinance bans conversions of residential units to TORs.³ This project violates that provision by demolishing 15 apartment units currently on the site and replacing them with TORS units.

Additionally, the project documents do not specify how many units will be TORs units or what percentage of the residents will be short-term tenants. Despite this, the Applicant is requesting the 20% parking reduction hotel projects receive, which it should not receive if the project is largely residential. On the other hand, if the developer is indeed providing largely short-term units (which would justify the parking reduction), then it is unclear how the project can claim to advance several objectives of the Central City Community Plan and City of Los Angeles General Plan related to housing including:

Objective 1-1 To promote development of residential units in South Park General Plan.

Objective 3.7- Provide for the stability and enhancement of multifamily residential neighborhoods.

General Plan Policy 3.7.1: Accommodate the development of multi-family residential units in areas designated in the community plans.

According to the justifications provided in Attachment A to the developer's planning application, the project meets Objective 3.7 by "adding new residential units to an area where high density residential is the expected use."⁴ However, if the building is largely for short-term tenants, these units cannot meaningfully be called residential units. Furthermore, under the justification for the Master Conditional Use Permit for Alcohol, the applicant claims that "by providing a mere 15 units on a parcel that is both envisioned to be constructed with more residential units and primed for transit oriented development, the [current] building is in effect contributing to the housing shortage in the neighborhood." The justification continues to state that the project would result in an increase "in available housing units in Los Angeles." However, if the building is largely a short-term rental building it cannot claim to materially increase housing units in Los Angeles.

Approval of the Project's requested site plan review, conditional use permit for Transient Occupancy Residency Structures, Zoning Administrator's Adjustment, Parking Reduction require the decision-maker to find that the project is in substantial conformance with the purposes, intent and provisions of the General Plan and applicable community plan. Given that the Project would **replace existing housing and replace it with short-term rental units, the Project does not substantially conform with the Central City Community plan.**

Furthermore, we object to the Master Conditional Use Permit requested for alcohol use. As the justification for the Master Conditional Use Permit admits, there is an

³ Council Action <http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_CA_05-04-2018.pdf> Page 2.

⁴ Attachment A to Application, page 10.

“overconcentration” of alcohol uses in the area⁵. For that reason, it is particularly important that those who receive alcohol licenses in the area are appropriately vetted. The Master Conditional Use Permit would limit the ability of the public to do so and accordingly we ask that the applicant ask the restaurants that come in to apply for alcohol licenses.

Finally, we believe the designation of the project as exempt from CEQA is inappropriate. Further study is needed to determine if the proposed development would result in any significant impacts related to traffic, noise, and air quality, which would disqualify the project from the Class 32 categorical exemption. CEQA Guidelines § 15332(d). In addition, the impact of similar projects in the area may be significant, which would also disqualify the proposed project from receiving a Class 32 categorical exemption. CEQA Guidelines § 15300.2(b).

Finally, this commenter requests, to the extent not already on the notice list, all notices of CEQA actions, any approvals, Project CEQA determinations, or public hearings to be held on the Project under state or local law requiring local agencies to mail such notices to any person who has filed a written request for them. Please send notice by electronic or regular mail to: Charlie Carnow, 464 Lucas Avenue, Suite 201, Los Angeles, CA 90017, ccarnow@unitehere11.org.

Sincerely ,

Charles Carnow, Research Analyst
UNITE HERE Local 11

⁵ Attachment A to Application, Page 22

**Concerned Skyline Homeowners
600 W. 9th Street
Los Angeles, CA 90015**

15 June 2018

Councilmember José Huizar
14th District
councilmember.huizar@lacity.org

Katie Kiefer
DTLA Public Works Coordinator
Katie.Kiefer@lacity.org

Re: Forest City Development – 949 S. Hope Street

Dear Councilmember Huizar and Ms. Kiefer:

We are Skyline Homeowners who are concerned about the adverse impact that the referenced Forest City development will have on our quiet enjoyment. As you can see from the images attached as Exhibit A, Forest City's development is literally in our back yard.

We call upon Councilman Huizar, as our elected representative, and his office to intervene on our behalf to ensure that Forest City takes steps to mitigate the adverse impact to which we will be subjected during the 2-3 years of construction.

At present, the LA Department of City Planning has noticed a hearing for Wednesday, 27 June 2018, to consider Forest City's development plan. Many of us will be present at that meeting, and we hereby designate Javier Avitia and Janet Kang as our spokespersons.

By our signatures below, we agree that the email Mr. Avitia sent to you on 12 June 2018 represents our views. A copy of this email is attached as Exhibit B. Similarly, by our signatures, we acknowledge that the Resolution (attached as Exhibit C) represents the list of remedial and compensatory measures we ask Forest City to undertake.






Sincerely,

Concerned Skyline Homeowners

Councilmember José Huizar
 Katie Kiefer ,DTLA Public Works Coordinator
 Re: Forest City Development – 949 S. Hope Street
 15 June 2018

CASE NO: ZA-2017-4610-CU-MCUP-SPR

Please only sign it if you are a homeowner or an authorized agent of a homeowner at Skyline Condominiums. Thank you.

Name	Signature	Floor #	Email Address
Javier Avitia		414	javier_avitia@yahoo.com
Leticia Avitia		414	leticia.avitia@yahoo.com
Deborah Racine	 1406	1406	deborahracine@hotmail.com
Norman Racine	 1406	1406	NRACINE@me.com
Janet Kang		515	janetk80@gmail.com
Steve Ploehn	Steve Ploehn /s/		ploehn@aol.com
Kristine Dillon	Kristine Dillon /s/	1007	kedillon@mit.edu
John Curry	John Curry /s/	1007	
Patrick Dillon Curry	Patrick Dillon Curry /s/	410	
Kathryn McMahon	Kathryn McMahon /s/	1214	mcmahonjk@aol.com
John McMahon	John McMahon /s/	1214	
Lilly Morcos	Lilly Morcos /s/	210	reallylilly@gmail.com
Sandy Seeley Cortez	Sandy Seeley Cortez /s/	205	seelsan76@gmail.com
Chris Mark	Chris Mark /s/	110	chrisjmark@gmail.com
George Bogen	George Bogen /s/	1105	rohbogen@att.net
Laureen Roh	Laureen Roh /s/	807	

Councilmember José Huizar
 Katie Kiefer, DTLA Public Works Coordinator
 Re: Forest City Development - 949 S. Hope Street
 15 June 2018

CASE NO: ZA-2017-4610-CU-MCUP-SPR

Please only sign it if you are a homeowner or an authorized agent of a homeowner at Skyline Condominiums. Thank you.

Name	Signature	Floor #	Email Address
GARABED MISSAELIAN		1115	PURE METAL @MINDERRING.COM
Ani Missaelian		1115	amissaelian@yahoo.com
ERIC DeWeese		403	ericdeweese@icloud.com
Chris DeWeese		403	cdeweese817@gmail.com
Elif Keles		#1209 and #1210	keleses9@gmail.com
Tim NORDQUIST		1001	A35492@fclwv.com
David Paz Saldan		#1209	paz4immigrationlaw@msn.com
STEPHANIE BADEN		#709	stephanie@jkbassoc.com
JAN BADEN		#709	jan@jkbassoc.com
Annie mark		110	anniedmarke@gmail.com
Kim, Myong		306	lea.m.kim@gmail.com
Han, Brent		306	"
James Stack		1108	jstack120@gmail.com
Elsbeth Collins		1111	ecollins9@ca.rr.com
AMER HAZIZADEN		401	lookinamir@gmail.com
Sophy Rodi		705	sophyrodidi@ntvnet.com
Toshiro Rodi		412	Toshiroan9@yahoo.co.jp

Councilmember José Huizar
 Katie Kiefer, DTLA Public Works Coordinator
 Re: Forest City Development – 949 S. Hope Street
 15 June 2018

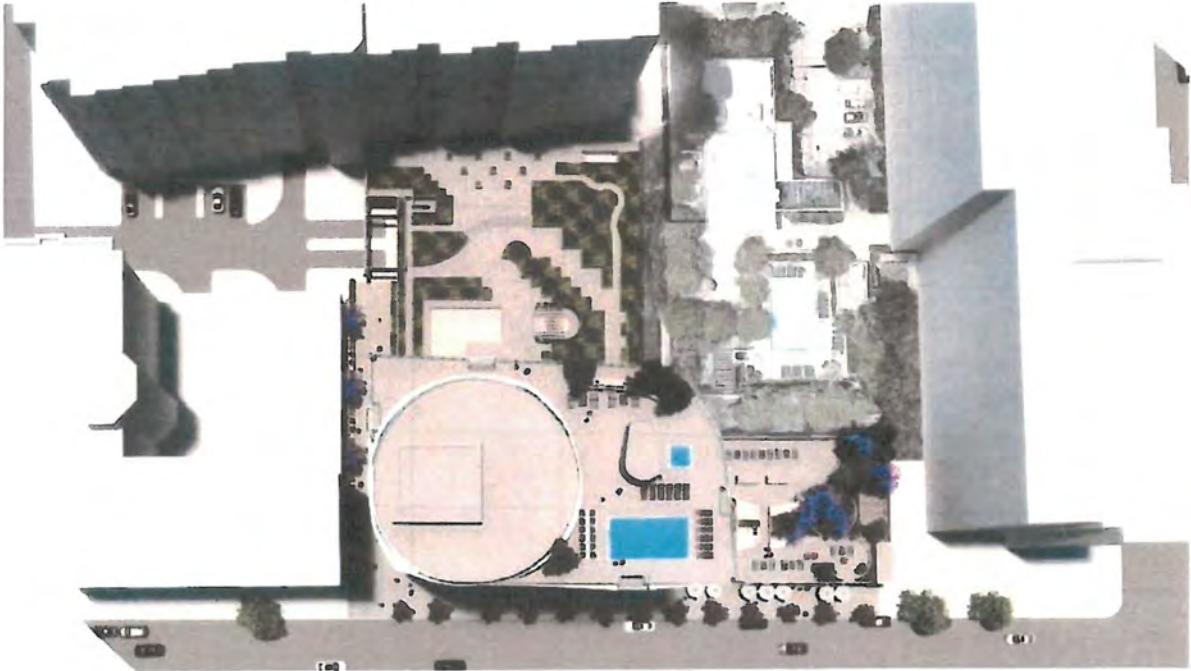
CASE NO: ZA-2017-4610-CU-MCUP-SPR

Please only sign it if you are a homeowner or an authorized agent of a homeowner at Skyline Condominiums. Thank you.

Name	Signature	Floor #	Email Address
YANG OH		413	Yanggun75@gmail.com
Steve Koo		1509	YKoo@AOL.com
ESPERANZA R.		1006	
Rachel Batris		504	rbatris1@yahoo.com
Daniel Seco		406	djoseph.seco@gmail.com
Cathy GRIEGO		814	cmgriego@hotmail.com
Yvette Nunez		814	nunezyvette@hotmail.com
David Chiang		1109	david.r.chiang@gmail.com
David Chiang		1109	david.r.chiang@gmail.com
Imissael Missaelian		1115	imissael@usc.edu
Tom Koo		507	tomkoo72@gmail.com
Heather Tanning		408	heathertanning@gmail.com
Crystal Chen		1008	Crystalbpd@gmail.com
Cindy Huang		1116	Cindy.Huang@gmail.com
Fianna Truong		1015	celine89-99@yahoo.com
David Wilton		716	DWBOKF@GMAIL.COM
Edwin Kim		509	edwinjk12@gmail.com

Councilmember José Huizar
Katie Kiefer ,DTLA Public Works Coordinator
Re: Forest City Development – 949 S. Hope Street
15 June 2018

EXHIBIT A



Councilmember José Huizar
Katie Kiefer ,DTLA Public Works Coordinator
Re: Forest City Development – 949 S. Hope Street
15 June 2018

EXHIBIT B

Subject: Forest City Southpark Two - 949 S. Hope Street
From: javier_avitia@yahoo.com
To: councilmember.huizar@lacity.org
CC: Joella.Hopkins@lacity.org; Katie.Kiefer@lacity.org; Edna.Degollado@lacity.org;
leticia.v.avitia@gmail.com; cavitia3@gmail.com; javier.a.avitia@gmail.com
Date: Tuesday, June 12, 2018, 5:49:56 PM PDT

Dear Jose, we own and live in a condo unit in the Skyline building (900 W. 9th Street), which is in your district. A week ago, all of the Skyline owners were blindsided by a Notice of Public Hearing regarding the application of Forest City Southpark Two to build a 27 story residential tower at 949 S. Hope Street. This is literally in our backyard, adjacent to our private patio and pool area. The hearing will take place at City Hall on 27 June at 12:30 PM, and I plan to attend.

We are not opposed to development in South Park. On the contrary, we welcome it and admire the construction all around us. However, the way Forest City Southpark Two handled the building permit process without consulting with Skyline owners in advance was reckless and in complete disregard of us as property owners.

Many other Skyline property owners share our reaction, although I speak only for myself and my family. We are extremely concerned about the adverse impact this construction will have on our building (dirt and dust) and our quiet enjoyment (noise, street closures and diverted traffic) during the two years of construction.

Please let me know your thoughts on what you, as our representative, can do to ensure that Skyline property owners are duly compensated for the loss of our quiet enjoyment and to ensure that the adverse impact on our property is mitigated. At a minimum, Forest City Southpark should be required to replace the windows in Skyline to reduce the noise coming from the construction site. Upon completion of the construction, in addition to general clean up to remove dirt and dust from Skyline's exterior surface and ventilation, Forest City Southpark Two should be required to repaint our building and restore our patio, pool and landscaping. These are just a few ideas, and I welcome yours.

My office number is 323-575-5412, and my mobile is 323-646-2536.

My best,
Javier Avitia
California State Bar #130559

Councilmember José Huizar
Katie Kiefer ,DTLA Public Works Coordinator
Re: Forest City Development – 949 S. Hope Street
15 June 2018

EXHIBIT C

RESOLUTION

Concerned Skyline Homeowners

Pre-Construction/Compensatory

Due before construction for the loss of use and quiet enjoyment and
Community concerns:

- Alter the site plan to include more parking, current plan wholly inappropriate and maybe unrealistic; it will cause problems in the community
- Alter the plan to address restaurant and retail deliveries, trash/recycling pickup on Hope Street impacts traffic flow, street and building cleanliness (restaurant grease; look at the impact of Panini Kabob Grill owned by Forest City) and the major increase of noise. Add tamper proof garbage cans (BID Big Belly), codify noise ordinance compliance in contracts, specify how services (trash pickup, grease retrieval, deliveries) will be handled to minimize impact to community.
- Skyline building windowpane replacement with double pane windows to reduce construction noise and dust on south side of building
- Upgrade recreation room to allow movie showings (to compensate for loss of pool/outside recreation facilities)
- Additional gym equipment (to compensate for loss of pool/outside recreation facilities)
- Modernize existing indoor sauna facilities (to compensate for loss of pool/outside recreation facilities)

Construction Stage

- No construction on Saturdays
- Construction during the week follows the Los Angeles Construction Noise ordinance *41.40 LAMC- Construction Noise*
- Mutually agreed and appointed structural engineer to assess Skyline structures that abut against the new development before and after construction.
Recommendations such as re-enforcing and/or protection against additional risks

Councilmember José Huizar
Katie Kiefer ,DTLA Public Works Coordinator
Re: Forest City Development – 949 S. Hope Street
15 June 2018

due to construction should be addressed and be the responsibility of the developer.

- Install sound and dust curtain around construction site
- Bi-monthly meetings between Forest City and Skyline representatives to address any new issues and compliance with any agreements.

Post Construction/Cleanup

- After construction, ventilation issues connected to massive amounts of dust need to be cleaned
- After construction, paint our building to match the neighboring buildings
- After construction, repair/replace damaged landscaping on the recreational level, waterproof pool area and planters
- New outside bbq's (less expensive than cleaning)
- Clean all windows in the entire building
- Improve security for areas connected to the Skyline (garage, recreation/park level). Prior experience with thieves entering from The Met through both levels (e.g., thieves cutting fence in parking and stealing bicycles)



William Hughen <william.hughen@lacity.org>

949 S Hope St | LOD

Brady, Andrew <Andrew.Brady@dlapiper.com>
To: William Hughen <william.hughen@lacity.org>

Fri, Oct 19, 2018 at 3:32 PM

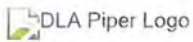
Will,

Here are the numbers you requested.

	Indoor Seating (square feet)	Outdoor Seating (square feet)
Retail 1	396 (5934sf)	87 (1310sf)
Retail 2	28(420sf)	68 (1018sf)
Retail 3	22(325sf)	15 (220sf)

Andrew Brady

T +1 213.694.3108
F +1 310.595.3406
E andrew.brady@dlapiper.com



From: William Hughen <william.hughen@lacity.org>
Sent: Wednesday, October 17, 2018 3:36 PM
To: Brady, Andrew <Andrew.Brady@dlapiper.com>

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

CASE #ZA-2017-4610-CU-MCUP-SPR. OFFICE & ZONING ADMINISTRATION HEARING ON JUNE 27, 2018.
PROPOSED FOREST CITY SOUTHPARK TWO LLC DEVELOPMENT.

TESTIMONY BY DAVID WOLFSON (TRUSTEE OF ANNETTE SOODHALTER TRUST). ACTIVE STAKEHOLDER
STATUS BASED ON OWNERSHIP OF UNIT #716 AT 600 W. 9th St, LOS ANGELES, CA 90015 (The Skyline
Condominium Building)

I speak today neither in opposition or support of the proposed Forest City Southpark Two LLC
development. Instead I speak as a property owner in The Skyline condominiums (600 W 9th St.) that does
have legitimate concerns regarding the development's impact on The Skyline property and its
homeowners and residents.

First, I will address Requested Action #4 regarding the operating hours of the three proposed
restaurants. Last Thursday, June 21st, Andrew J. Brady and Sara J Hernandez (DLA Piper LLP) acting as
representatives of Forest City Southpark Two made a presentation to The Skyline homeowners and
residents regarding the proposed development. Mr. Brady confirmed the current residential building
located at 949 S. Hope St, which is physically attached to The Skyline Garage building and pool deck, will
be demolished and replaced with a one-story podium building. The new structure will contain restaurant
space and a 2ND story roof deck. The deck will be at a similar height to The Skyline's pool deck area.

The requested restaurant operating hours of 7:00 a.m. to 2:00 a.m. I believe are excessive. The
proposed restaurant building will be located immediately to the rear of The Skyline building and pose a
potential noise disturbance issue. The current Skyline adjacent restaurant establishments serving
alcohol have shorter hours. For example, Panini Café (600 W 9th ST) operates 8:00 a.m. to 9:30 p.m.
Monday to Sunday. Faith & Flower (705 W 9th St) operates 11:30 a.m. to 11:00 p.m. Monday to
Thursday, 11:30 a.m. to 12:00 a.m. on Friday, 10:30 a.m. to 12:00 a.m. on Saturday, and 10:30 a.m. to
11:00 p.m. on Sunday. The beer and wine bar inside the Ralph's Fresh Fare market (645 W 9th St)
operates 11:00 a.m. to 10:00 p.m. Monday to Sunday. To minimize late-night disturbance to the Skyline
residents, the restaurant hours of operation granted to the Forest City Southpark development should
not extend later than 11:00 pm on Sunday to Thursday, and not later than 12:00 a.m. on Friday &
Saturday.

Mr. Brady and Ms. Hernandez during last Thursday's presentation stated that representatives of the City
of Los Angeles proposed the development's restaurant operation and seating be extended to the 2nd
floor podium deck. All the homeowners present at the meeting strenuously objected to allowing the
restaurants to operate on the podium deck. This area would be level and immediately adjacent to the
Skyline pool deck and recreation area (please see photos 1 & 2). As you can see in the photos, the
restaurant patrons would be only several yards from our pool area. The residents of the Skyline should
not be subjected to the noise and disturbance of a commercial establishment immediately adjacent to
our pool area. Our pool deck area is above street level to provide privacy for the residents and their
guests. The city should not grant a development and commercial use permit that would radically change
the environment and the privacy of our 2nd floor recreation area. The development's second floor
podium deck should be used as originally envisioned, an amenities and recreation area for the
development's residents. This intended use of the and 2nd floor podium would be consistent with the
Skyline's pool deck area and The Met apartments (950 S Flower St) recreation and amenities area which
is immediately to the south of The Skyline pool deck area.

I and my neighbors are also concerned regarding the proposed restaurants playing loud music in the
exterior areas. The residences in the Skyline structure do not have double pane windows. All loud

PH

exterior noises easily penetrate our residences. When I am in bed at night, I can hear every truck and motorcycle that drives past my bedroom. The Skyline residences immediately adjacent to the restaurant space should not be subjected to loud music. That concern would also extend to loud interior music if the restaurants had wall or window partitions that opened to the exterior area. The opening of wall and window partitions to exterior seating areas eliminates the containment of loud music to the interior. In effect, the music becomes exterior music at that point, with the same potential for disturbance. The playing of loud music at the proposed restaurant spaces should be curtailed and at minimum be consistent with the current residential noise ordinances for the City of Los Angeles.

Regarding Requested Action #5. The site plan review and issuance of permits should take into consideration the 949 S Hope St building is conjoined with The Skyline's garage building (see photo #3). There is no gap between the two buildings exterior walls or the second-floor pool deck (see photo #1). Demolition of the 949 S. Hope Building will structurally rip open the east side of The Skyline's garage building. The existing north wall of the 949 S Hope St building directly abuts The Skyline's south walkway to the Hope St fire exit (see photo #4). The pathway is only 4' 10.5" wide. It would be impossible to engage in construction on this wall without directly effecting this pathway area on The Skyline's property. The aforementioned north wall is located only 14' from The Skyline's first floor residences open air patios. One of the first-floor residents sitting outside enjoying their patio could be severely injured by an accident during the construction work happening a mere 14' away.

Returning to the issue of the proposed restaurant spaces, their exhaust systems should be placed in a location that minimizes the auditory and olfactory disturbance to The Skyline residences and pool deck area. Under no circumstances, should the exhaust systems be allowed to vent directly from the north wall at 949 S Hope St. or directly into The Skyline pool deck area. In accordance with the previously mentioned concern, the HVAC systems for the proposed development should be placed in a location that minimizes the auditory and exhaust impact on The Skyline Residences and pool deck area. The HVAC systems should not be placed in the aforementioned north wall or directly adjacent to the pool deck area.

As you see, the potential for damage and injury on The Skyline property is great. Forest City Southpark Two's zoning and development requests should not be approved and permits granted until a detailed cooperation agreement is negotiated between Forest City Southpark Two and The Skyline HOA Board. The City of Los Angeles should require Forest City Southpark Two to indemnify and provide liability insurance to The Skyline to protect for damage or injury caused by the proposed development before granting permission to proceed. I raise this issue because the draft cooperation agreement presented to The Skyline HOA Board by Forest City Southpark Two's representatives contains no mention of responsibility to indemnify The Skyline for Forest City Southpark Two's actions and those of its contractors, subcontractors, and vendors. The draft agreement has no clause stating that the developer is responsible for repairing damage caused to The Skyline Property. Additionally, before approval of the construction permits, the City of Los Angeles should verify there is an appropriate and legal safety plan to prevent The Skyline residents and guests from injury and potential damage to The Skyline's structures and property.

Thank you for letting me speak today. I do ask you to seriously consider the proposed development's direct impact on The Skyline property and act in a manner that consistently protects the homeowners and residents' rights and enjoyment of our property.



Henry Chu <henry.chu@lacity.org>

Case No. ZA-2017-4610-CU-MCUP-SPR

1 message

Eric Deweese <ericdeweese@icloud.com>

Thu, Jun 28, 2018 at 10:50 PM

To: henry.chu@lacity.org

Mr. Chu - My wife and I are residents, and owners, of a condominium in the Skyline building at [600 W 9th Street, LA](#). The proposed 27-story tower by Forest City development on adjoining property facing [949 S Hope Street](#) does give us pause.

For one thing, the proposed building will be almost twice the height of the other three buildings on the block. We will have to get used to a monolith overlooking our green space on the south side of Skyline, green space that includes a pool, hot tubs, BBQ grills, and picnic tables. These are amenities valued by Skyline residents. And, these are amenities that add value to our property.

We're also concerned about the dirt and noise the construction of the building will generate with the potential to foul condominiums, particularly those on the south side, as well as the aforementioned green space adjacent to the Hope Street construction site.

Because of the potential adverse effects of the proposed building on Skyline, and its residents and owners, both during construction and after, we urge you to carefully consider the proposed project. Representatives of Skyline owners and its home owners association will be making our concerns known. We ask you to carefully consider what they have to say on our behalf.

Chris and Eric DeWeese
Skyline #403
[600 W. 9th Street](#)
[Los Angeles CA 90015](#)



Henry Chu <henry.chu@lacity.org>

Case No. ZA-2017-4610-CU-MCUP-SPR

1 message

Els <ecollins9@ca.rr.com>
To: henry.chu@lacity.org

Sun, Jul 1, 2018 at 11:02 PM

Dear Mr. Chu,

I am a homeowner at Skyline Condominiums at 600 W. 9th St. My husband and I reside in unit 1111.

We are concerned about the upcoming construction of the tower adjunct to the Met building because we recognize that it will disrupt our enjoyment of the pool area for the approximately 26 months that the Forest City representatives indicated construction will take. In addition, the shadowing of the new building will significantly impact the residents on the south side of the building.

My husband is 91 and the thought that he won't really enjoy the pool area for the next two years seems cruel.

In addition, I have strong concerns about the possibility that restaurants will be sought as tenants in the Hope Street ground level retail stores. Noise and poor ventilation issues from the Panini Restaurant have plagued the folks on the north side of the Skyline complex for years.

The application for TORS rating of the building concerns us particularly. Our neighborhood, with the bucolic Hope/9th St. Park currently manages the flow of people well but would be very different should we be faced with a hotel-like structure adjacent to the park.

In addition, there has been no formal orientation about this building project until the visit from the FC lawyers in the week of June 25th. Prior to that some of the homeowners had discussed an article that appeared in a digital DTLA paper but we were not informed about the building in a formal way by our Board of Directors. The first notification most homeowners received was the notification about the Planning hearing at City Hall on 6/27. I was unable to attend due to my work schedule, but have been updated by active community members.

I and others have significant concerns about the fact that Cesar Landa, the property manager for the Met property was suddenly interested in being elected to the board about two years ago. Many of us expressed concern and now in hindsight, those concerns were more than legitimate. It is my opinion that his place on the board is completely inappropriate and he should be removed.

Thank you for collecting the information from our residents in the Skyline building. Please feel free to contact me if you need any additional information.

Best,

Elsbeth M. Collins
Cell 213-948-6782



Henry Chu <henry.chu@lacity.org>

Case No. ZA-2017-4610-CU-MCUP-SPR

2 messages

Deborah Racine <deborahracine@hotmail.com>
To: "henry.chu@lacity.org" <henry.chu@lacity.org>

Mon, Jul 2, 2018 at 4:30 PM

Henry

Good afternoon. I understand there is a TFAR program that allows an existing building to see their floor area rights to developers. What is the Skyline condominiums, 600 W9th Street, Los Angeles, CA, 90015 allowable floor area space? Can you tell me if the Forest City development will require floor space or air space to build their new building at 646 South Hope Street? If so, can you provide me with the documents requesting the floor space request?

Also, as I recall, you asked the Forest City legal team about where and how the restaurant deliveries were going to take place. Their answer was on Olympic Boulevard. We live on the north side of the Skyline condominium building, 9th street between Flower and Hope Streets. Our Skyline retail, Starbucks and Panini Kabob Grill is owned by Forest City. Directly across the street is Ralphs supermarket. Olympic Blvd is too far for the delivery driver to park and deliver the goods to the restaurants proposed in the new one story building associated with 694 S Hope Street. It is a shorter distance from the north side of the building, 9th and Hope, than Hope and Olympic Blvd. I have written letters and emails to Ralphs and Forest City asking that the deliveries take place within the hours of the LA City Noise Ordinance. I have over one years worth of photographs demonstrating deliveries that have taken place in the middle of the night and certainly before 7:00 a.m. I am on first name basis with the officers at the LAPD Noise Enforcement division. Finally, the deliveries are "under control". I would ask that you take my experience into consideration when you are evaluating the new Forest City development which I fully endorse.

Thank you.

Sincerely

Deborah Racine
(310)993-6511

Deborah Racine <deborahracine@hotmail.com>
To: "henry.chu@lacity.org" <henry.chu@lacity.org>
Cc: Katie Kiefer <katie.kiefer@lacity.org>, Javier Avitia <javier_avitia@yahoo.com>

Mon, Jul 2, 2018 at 5:29 PM

Henry

Correction - 1st line - "allows an existing building to sell their floor area rights to developers".

Deborah

Begin forwarded message:

From: Deborah Racine <deborahracine@hotmail.com>
Subject: Case No. ZA-2017-4610-CU-MCUP-SPR
Date: July 2, 2018 at 4:30:25 PM PDT
To: henry.chu@lacity.org
[Quoted text hidden]



Henry Chu <henry.chu@lacity.org>

Case No. ZA-2017-4610-CU-MCUP-SPR

1 message

Christopher Mark <christopher.mark.2008@anderson.ucla.edu>
To: henry.chu@lacity.org

Mon, Jul 2, 2018 at 5:36 PM

Dear Mr. Chu,

I'm writing to you to express my concern about Forest City's development at [949 South Hope Street](#). While I love Downtown Los Angeles's revitalization I am concerned about their willingness to work with their neighbors. I hope Forest City alleviates my worries in the future and works with the skyline owners and other building's owners in the general vicinity to ensure a smooth beautification of the block with as little disturbance/detrimental impact as possible.

Sincerely,
Chris Mark



Henry Chu <henry.chu@lacity.org>

Case No. 2017-4610-CU-MCUP-SPR

1 message

Curry, John (US - Boston) <jocurry@deloitte.com>

Thu, Jul 5, 2018 at 8:53 AM

To: "henry.chu@lacity.org" <henry.chu@lacity.org>

Cc: Kristine E Dillon <kedillon@mit.edu>, "javier_avitia@yahoo.com" <javier_avitia@yahoo.com>

Dear Mr. Chu.

I write on behalf of my wife (Dr. Kristine E. Dillon) and my son (Patrick Dillon Curry) to express our concerns over Forrest City's planned development on Hope Street next to the Skyline Condominiums. Among the three of us, we own two units at the Skyline, #410 and #1007.

Let me first say that Kristine and I consider ourselves LA urban pioneers—we bought #410 in 1984!—and have been delighted with the evolution of downtown since, so much so that we bought our second unit just a few years ago. So we have been supporters and beneficiaries of development in the City, and South Park in particular. Our current concerns are more about the nature of the new development, and how the disruption of construction now right next door can be minimized. A list of particulars:

1. We are concerned about how late we residents of the Skyline were informed about the proposed development—this in spite of having a Forrest City representative on our Homeowners' board. Our concern here is with the developer, not the City.
2. We value the fact that DTLA is becoming a residential city—that our earlier "pioneer" hopes are being realized. We thus oppose the option that the newly proposed building function as short term rentals—essentially a hotel without the amenities and attendant neighbor-protecting zoning requirements.
3. Since the proposed project abuts our outdoor recreational areas and the foundation of our parking garage, we expect substantive noise mitigation measures to be developed, along with clear structural protections for the foundations of our building. We also expect an open review of the proposed development's parking allocations, the effect on congestion in the streets right around us, and compliance with zoning laws.
4. In general, we hope to preserve a reasonable measure of neighborhood peace and quiet during construction, while protecting the value of our substantial downtown investments in the near-and longer-term.

Thank you for hearing our concerns, and we look forward to participating in further public deliberations over this project.

Sincerely yours,

John R. Curry

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

v.E.1



William Hughen <william.hughen@lacity.org>

Project Site 949 South Hope Street

Joseph Mullins <jm@mullinsdesign.com>
To: william.hughen@lacity.org

Sun, Jun 3, 2018 at 1:44 PM

Good morning,

I have received a notice of public hearing for [949 S. Hope Street](#).

I see in the application that the existing building to be demolished is listed as a three story office building. This is not the case. The courtyard-facing side of the building is residential use, facing the adjoining pools.

Any resident who lives within this block—directly adjacent to the proposed construction-- might not understand the subject property is the mixed-use (but primarily residential) building facing them. This is the residential building which is physically accessed and rented as a part of the Met Lofts.

Having written these project descriptions myself for other projects, I would hypothesize that the calling this lower residential building an 'office building' was a calculated decision. This needs to be remedied and a correction sent out within the project radius.

My best,

Joseph Mullins

JOSEPH MULLINS

600 W. 9th St. #601

LOS ANGELES, CA 90015

jm@mullinsdesign.com

310 990 4600



William Hughen <william.hughen@lacity.org>

Case ZA-2017-4610-CU-MCUP-SPR

2 messages

Rob Kalonian <rskalonian@gmail.com>
To: william.hughen@lacity.org

Sun, Jun 3, 2018 at 7:31 PM

Dear Mr. Hughen,

Thank you for this public hearing notice for 949 South Hope Street.

I am unable to attend the hearing but am writing to express my support for the development of this 27-story residential tower with ground-floor commercial space.

This would be a welcome development for our neighborhood, and is my hope that the city will approve it.

If you'd like to speak with me further about the proposal, you can always reach me at this email address or at my home address below.

Thank you once again.

Regards,

Robert Kalonian
501 W. Olympic Blvd. #820
Los Angeles, CA 90015

William Hughen <william.hughen@lacity.org>
To: Rob Kalonian <rskalonian@gmail.com>

Mon, Jun 4, 2018 at 11:37 AM

Hi Robert -

Thank you for your comments - they have been added to the case file and will be forwarded to the decision maker for this case.

Best -
-Will



Will Hughen, Planning Assistant
Department of City Planning

T: (213) 978-1182

E: william.hughen@lacity.org

200 N. Spring St., Room 763
Los Angeles, CA 90012



[Quoted text hidden]


INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

CORRESPONDENCE



ALLAN J. ABSHEZ
Partner

10100 Santa Monica Blvd.
Suite 2200
Los Angeles, CA 90067

Direct 310.282.2099
Main 310.282.2000
Fax 310.919.3982
aabshez@loeb.com

February 4, 2019

Central Area Planning Commission
City of Los Angeles
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Re: February 12, 2019 Central Area Planning Commission Hearing: Appeal of Zoning Administrator November 7, 2018 Approval of ZA-2017-4610-CU-MCUP-SPR-1A and ENV-2017-3933-CE for 949 S. Hope Street

Honorable Commissioners:

We are writing on behalf of our client, the Skyline Owners Association (the "Skyline OA"), to respectfully request that you grant Skyline OA's appeal, and overturn the Zoning Administrator's ("ZA") November 7, 2018 Letter of Decision approving ZA-2017-4610-CU-MCUP-SPR-1A and ENV-2017-3933-CE (the "LOD") because, as discussed in detail below:

- The ZA Erred by Including Lot 1 As Part of the Project without the Consent of Lot 1's Owner;
- The ZA's Decision Improperly Transfers FAR from Lot 1 to Lot 2 without the Consent of the Lot 1 Owner;
- The ZA's Grant of the 20% Parking Reduction for the Project Constitutes an Unlawful Variance; and
- The Categorical Exemption for the Project is Improper and Violates Adopted City Policy.

A. **Background**

Forest City Southpark Two, LLC (the "Applicant") is the applicant for the project. Its proposed project involves two adjacent lots: Lots 1 and 2 of Tract 40679. However, the Applicant is not the owner of Lot 1. Therefore, as discussed in detail below, the City should have never accepted its application, and the City has no legal authority to grant to the Applicant the entitlements it is requesting involving Lot 1.



Lot 1 is currently improved with buildings containing 236 residential and commercial condominium units, including a 14-story condominium building known as the “Skyline,” as well as common area improvements. Lot 1 is owned collectively by Skyline’s individual condominium owners, who hold undivided fractional interests in Lot 1. Skyline OA, the owner’s association for Lot 1, is authorized under its governing documents to govern and manage Lot 1. Therefore, no entitlement application involving Lot 1 can be made without Skyline OA’s prior written authorization, which has never been granted in this matter.

The Applicant owns Lot 2, which is currently improved with a 270-unit residential building known as the Metropolitan (the “Met”) and a portion of an existing three-story commercial office and residential building (the “Low Rise Building”). A portion of the Low Rise Building extends into 18 airspace lots (condominium units) above Lot 1.

The Applicant proposes to demolish the Low Rise Building. Its proposed project (“Project”) is comprised of a new 27-story high-rise, mixed-use development consisting of 236 residential apartments and ground floor retail space (the “New Building”). The New Building will be located primarily on Lot 2, with an approximately 6,000 square foot¹ portion extending into the airspace condominium lots above Lot 1.

B. The ZA Erred by Including Lot 1 As Part of the Project

As discussed above, the Project proposes improvements on both Lot 1 and Lot 2, and further proposes to transfer unused floor area from Lot 1 to Lot 2 to support the Applicant’s new improvements on Lot 2. However, the Applicant does not own Lot 1 and did not obtain the necessary consent of the Lot 1 owners to make any application involving Lot 1. Accordingly, the City erred by accepting the Applicant’s applications in the first place, and the approval of the Project based upon those applications must be set aside.

1. The Applicant Was Not Authorized to Seek or Obtain the Requested Entitlements for Lot 1

Both the Project application and the ZA’s LOD identify the Project site as consisting of the entirety of both Lots 1 and 2, comprising a total lot area of 158,508 square feet. LOD at pp. 1, 18-19.² In support of its application, the Applicant provided a grant deed and a corporation grant deed (the “Deeds”). See Exhibits A and B. The Deeds, however, do not indicate that the Applicant is the owner of Lot 1. Rather, the Deeds show only that the Applicant owns “an undivided 18/236ths fractional interest in and to Lot 1” (which interest corresponds to the Applicant’s 18 airspace condominium units located above Lot 1). See Exhibit B.

¹ Because the Project does not specify the amount of square footage located on Lot 1 we have used the estimate of 6,000 square feet.

² The lot area numbers in the LOD are inconsistent, but for purposes of this appeal we will assume a lot area of 83,402 square feet for Lot 1 and 75,106 square feet for Lot 2, for a total of 158,508 square feet for Lots 1 and 2 combined. See LOD at pp. 18-19.



It is black-letter law that an undivided interest in real property is ownership *held in common with all the other owners* of that same real property. *See, e.g., Bear Creek Master Assn. v. Edwards*, 130 Cal. App. 4th 1470, 1482 (2005). An undivided interest does not provide its holder with the right to exclusive use of the real property – or by extension, any rights that flow from that real property – without the agreement of the other owners. *See* 4 Miller & Starr, Cal. Real Estate, Cal. Real Estate (4d ed. 2018), § 11:33, at p. 11-85. Nor can the owner of an undivided interest act against the interest of the other owners, or separate or convey its interest apart from that of the other owners. *Id.*; see also Restated Declaration of Covenants, Conditions and Restrictions, dated September 30, 1982 (recorded as Instrument No. 82-1036230) as amended (the “Declaration”) (relevant portion attached as **Exhibit C**).

As the condominium owner of an undivided 18/236ths interest in Lot 1, the Applicant has no right to act without consent and against the interest of the owners of the other undivided 218/238ths fractional interests in Lot 1 in applying for the Project (which interests are represented by the Skyline OA; see relevant portion of the Declaration attached as **Exhibit D**). Just as importantly, the City has no legal right to grant the entitlement requested by the Applicant. Accordingly, the City erred by accepting the Applicant’s applications in the first place, and the approval of the Project based upon those applications must be set aside.

2. The Application and the LOD Improperly Seek to Transfer FAR From Lot 1 to Lot 2 Without the Lot 1 Owners’ Consent

In addition to the City’s fundamental error in accepting the Applicant’s applications without the written consent of Skyline OA, the Applicant’s Project seeks to transfer FAR from Lot 1 to Lot 2 without the Lot 1 owners’ consent.

The LOD utilizes the combined lot area of Lots 1 and 2 to conclude that the Project complies with the applicable FAR limitation of 6:1. However, as shown in the chart below, when the FAR for Lots 1 and 2 is calculated separately, it is clear that the proposed development of Lot 2 exceeds Lot 2’s permissible 6:1 FAR by approximately 43,537 square feet, or more.³ By including Lot 1 in the scope of its application, the Applicant is attempting to transfer approximately 43,537 square feet of floor area from Lot 1 to Lot 2, which it has no authority to do.

³ The Project plans and descriptions in the LOD files are vague and inconsistent. It appears that the Project adds a total of 251,222 s.f. of floor area, most of which is located on Lot 2 with a smaller – but unspecified portion as to square footage – located in the airspace condominium lots above Lot 1. Because the LOD does not specify the amount of floor area to be located in the airspace condominium lots above Lot 1, we have assumed a total of 6,000 square feet are proposed to be located in the airspace condominium lots above Lot 1, with the remaining 245,222 s.f. on Lot 2. However, it is the ZA’s responsibility to determine the precise square footage of the improvements proposed on each lot (or the airspace above each lot, as the case may be), so that the Project’s compliance, or here lack of compliance, can be clearly understood.



Lot	Lot Area/6:1 FAR	Existing Floor Area to be Retained	New Floor Area to be Added ⁴	Total Floor Area With Project	FAR (Max: 6:1)
1	83,402 s.f. (6:1 = 500,412 s.f.)	Skyline Condominium Building (300,329 s.f.)	6,000 s.f.	306,329 s.f.	3.67
2	75,106 s.f. (6:1 = 450,636 s.f.)	The Met (248,951 s.f.)	245,222 s.f.	494,173 s.f.	6.57

As shown in the chart above, the Project proposes 494,173 s.f. on Lot 2, which results in an FAR of 6.57, or at least 43,537 square feet above the maximum FAR permitted on Lot 2.⁵ Because the owner of Lot 1 has not consented to Lot 1 being included in the Project, and the Project exceeds the permissible FAR for Lot 2, Skyline OA's appeal should be granted and the approvals granted by the ZA should be overturned.

C. **The ZA's Grant of the 20% Parking Reduction Constitutes an Unlawful Variance**

The ZA's approval of a 20% parking reduction should also be overturned because it constitutes an improper variance. The ZA's approval grants a 20% parking reduction for both the existing Met building and the proposed New Building as part of the conditional use approval for the New Building as a Transient Occupancy Residential Structure ("TORS"). LOD at pp. 2, 18-19. As stated in the LOD, the 20% parking reduction resulted in a vehicle parking requirement of 240 spaces for the Met building, and 162 spaces for the New Building. LOD at p. 19; **Exhibit E** (excerpted page from application).⁶ As shown in the chart below, the 20% reduction relieves the Applicant from constructing 101 parking spaces that would otherwise be required to comply with Code.

⁴ See footnote 3.

⁵ See footnote 3.

⁶ This reduction is on top of a 37 space reduction for bicycle parking for the New Building pursuant to LAMC Section 12.21.A.4.



Building	Code Parking Requirement⁷	Bicycle Parking Reduction	20% Reduction	Total Number of Spaces Reduced	Total Spaces Required
The Met (existing)	300	None	-60	-60	240
New Building	240	-37	-41	-78	162
Total	540	-37	-101	-138	402

The 20% reduction approved by the ZA was granted pursuant to LAMC Section 12.24.S based on the proposed TORS use of the Project (a TORS unit may not be rented for a period that is longer than 30 days).⁸ However, while TORS use of the New Building is authorized by the ZA’s decision, nothing in the LOD limits the occupancy and use of the Project to TORS. Indeed, Project plans depict what is a standard high-rise apartment comprised of Studio, 1-Bedroom, and 2 Bedroom apartments. The Project plans contain no employee or back-of-the-house facilities that would typically be associated with the operation, servicing, cleaning and turnover of 236 units occupied by short-term TORS visitors. Thus, the LOD permits construction of the New Building with 101 parking spaces fewer than required by Code without any binding assurance that the New Building will actually be limited to TORS occupancy.

Even if the City’s approval were to be affirmatively conditioned to require a recorded covenant limiting occupancy of the New Building to TORS, the LOD contains no analysis, substantial evidence or findings that TORS use of the New Building justifies the 20% parking reduction granted.⁹ Furthermore, part of the 20% parking reduction is based on a reduction of parking for the Met, which is not part of the TORS conditional use application or any conditional use application. LOD at p. 2. There is no basis whatsoever for reducing the parking of this existing 270-unit apartment building, which is currently occupied by tenants with month-to-month or longer leases, and which will continue to operate that way.

Though an owner may desire to avoid the construction of 101 parking spaces required by the Code in order to save costs, it is clear that the ZA’s approval of the 20% parking reduction

⁷ Calculated based on the final requirement and the deductions applied as stated in the LOD.

⁸ LAMC Section 12.03.

⁹ In addition, while the LOD refers to “metered parking,” “empty lots,” “street parking” and “public parking,” it does not indicate if or how such limited and potentially temporary parking options in the impacted downtown area would meet unsatisfied parking demand as a result of the 20% reductions.



constitutes an impermissible and unlawful variance. A variance cannot be used to grant a special privilege and variances that are not supported by substantial evidence of special circumstances applicable to the property, including size, shape, topography, location or surroundings, and that strict application of the zoning ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification, are unlawful. Cal. Gov. Code §65906; *see, e.g., Hamilton v. Bd. of Supervisors*, 269 Cal. App. 2d 64, 70 (1969) (overturning variance that relied not on special circumstances but on “profit motive, attractive architectural features, [argued] benefit to the community and practical difficulty[.]”)

The City of Los Angeles is only too familiar with the fact that improper variances granted by the City, whether cloaked as “conditional uses” or “exceptions,” have repeatedly been overturned by the courts. A recent, and painful, example is the City’s improper use of a variance cloaked as a specific plan “exception” to approve additional project height for the proposed Target Department Store in Hollywood, which resulted in years of litigation, the City’s approvals being overturned, the Target project being shut down, and years of community conflict. *See generally, La Mirada Avenue Neighborhood Assn of Hollywood v. City of Los Angeles* (Los Angeles County Super. Ct., Case No. BS 140889). For all of the foregoing reasons, the ZA’s approval of the 20% parking reduction for the Project should be overturned.

D. A Categorical Exemption For the Project Is Improper and Violates Adopted Planning Department Policy

The ZA erred in approving a Class 32 Categorical Exemption (“Class 32 Exemption”) from CEQA for numerous reasons, including but not limited to:

- The supporting analysis assumes mitigation measures in violation of official City policy for Class 32 Exemptions;
- The use of a Class 32 Exemption for the Project is inconsistent with the City’s CEQA review practices for similar projects in the area and the mitigation requirements imposed on such other projects; and
- The use of a Class 32 Exemption for the Project has deprived the public of the opportunity to understand, review and comment upon the environmental effects of the Project and the mitigation measures needed to mitigate such effects.

1. **Approval of the Categorical Exemption Violates Adopted Official City Policy**

Adopted Planning Department policy expressly prohibits Class 32 Exemptions where mitigation measures are necessary, as stated in the Planning Department’s July 23, 2018 Class 32 Exemption Information Sheet (an excerpt of which appears below):



HOW DO I QUALIFY?

The Class 32 Exemption is not available for any project that requires mitigation measures to reduce potential environmental impacts to less than significant. Additionally, there are exceptions to the exemptions depending on the nature or location of the project, pursuant to CEQA Section 15300.2. For a proposed project to qualify, none of the following Exceptions can apply to the project:

See Exhibit F.

The City's adopted policy is based upon CEQA Guidelines Section 15332, which provides that a Class 32 Exemption may only be utilized where a project does not "result in any significant effects relating to traffic, noise, air quality, or water quality" and where the project meets other specified criteria in Section 15332.

Here, it is obvious that CEQA's requirements and the City's adopted policy with respect to Categorical Exemptions are being end-run. Indeed, the Applicant's own environmental consultant, ESA, caveated its conclusions of mitigation on the assumption that there would be a voluntary "commitment" to identified mitigation measures. As only one example, in reaching a conclusion that the Project's construction air quality impacts could be mitigated, ESA states it was relying on the Applicant's representation that it "*would commit*" to use Tier 4 construction equipment. ESA emphasized that its assumption of such mitigation is "incorporated into [the consultant's] air quality assessment." See Page 5 of Exhibit G.¹⁰

However, "commitments" of mitigation are insufficient as a matter of law. CEQA requires that mitigation measures "be fully enforceable through permit conditions, agreements, or other legally binding instruments." CEQA Guidelines Section 15126.4(a)(2). The LOD fails to impose, as a mitigation measure for the Project, a requirement that only Tier 4 equipment be used during construction, or that any of the other mitigation measures assumed in the analysis be implemented as a condition of approval. Nor does the LOD impose a mitigation monitoring program to ensure that required mitigation measures are actually implemented or imposed as required by CEQA. Moreover, no analysis was provided to the public of the potential impacts that would result if the assumed mitigation measures were not implemented, as is also required by CEQA.

While it is commonly known and well-documented that the Los Angeles' downtown area construction and associated lane closures may result in significant and unavoidable traffic impacts and associated air quality and noise impacts, there is absolutely no analysis of potential construction traffic impacts and whether such impacts can be mitigated to a less-than-significant level.

Plainly, because the Project incorporates assumed mitigation measures to reduce potential environmental impacts to less than significant levels, and the Applicant has avoided the analysis,

¹⁰ From this statement, it is clear that the consultant intended to recommend a mitigation measure, but was directed not to do so, which resulted in the consultant caveating its analysis as quoted.



disclosure and mitigation of foreseeable environmental impacts, the use of a Class 32 Exemption violates the Planning Department's official policy and is improper.

2. Approval of the Categorical Exemption is Inconsistent With CEQA Review of Similar Projects in the Area

The approval of a Class 32 Exemption for the Project is also inconsistent with the City's CEQA review practices for similar projects in the vicinity, which acknowledge potential significant impacts and impose mitigation measures that were not imposed on the Project.

As only a partial example, in the immediate vicinity of the Project there are three similar projects for the construction of mixed-use, multi-story buildings or additions: (1) 700 W. 9th Street (DIR-2015-97-SPR), (2) 1000 S. Grand Avenue (DIR-2013-2455-SPR), and (3) 730-732 S. Spring Street (DIR-2015-2630-TDR-SPR).¹¹ All three projects were required to complete Initial Studies leading to eventual Mitigated Negative Declarations ("MNDs"). Mitigation measures were adopted for all three projects as conditions of their projects, and mitigation monitoring programs were imposed as conditions of approval in order to ensure that such mitigations were implemented.

While it is the City's – and not the public's or appellant's – job to identify potential impacts and mitigation measures, a cursory review of only one of the City's recent approvals (DIR-2013-2455-SPR and ENV-2013-2456-MND) for a similar multi-family development located only one block from the Project reveals that by resort to an impermissible Categorical Exemption, the Project has been excused from various mitigation measures that are routinely imposed on nearby projects for the purposes of avoiding otherwise significant effects to the environment acknowledged in the City's own prior environmental reviews.

For example, to mitigate truck traffic impacts, DIR-2013-2455-SPR required that:

- *"Truck traffic directed to the project site for the purpose of delivering construction materials or construction-machinery shall be limited to the hours beginning at 7:00AM and ending at 3:00PM Monday through Friday. No construction truck staging related to such deliveries shall occur off site or onto residential streets."*

To limit greenhouse gas emissions, DIR-2013-2455-SPR required that:

- *"Install a demand (tankless, recirculated, or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s)," and*

¹¹ The administrative record for each of these cases is hereby incorporated by reference. Skyline OA reserves the right to add further examples.



- *“only low- and non-VOC containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.”*

To mitigate noise levels from demolition, grading, and construction activities, DIR-2013-2455-SPR required that:

- *“Construction and demolition shall be restricted to the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 6:00 P.M. Saturday,” and*
- *“Demolition and Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels,” and*
- *“The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.”*

To mitigate dust impacts, DIR-2013-2455-SPR required that:

- *“Temporary dust walls (e.g., Visqueen plastic screening or other suitable product) not less than 8 feet in height shall be installed and maintained along the property line as necessary to preclude dust dispersion from the project site to adjacent properties. The walls shall be in place during any time period when grading is being conducted within 100 feet of any occupied residence or the school on said adjoining lots.”*

To mitigate noise levels from commercial uses, DIR-2013-2455-SPR required that:

- *“The proposed facility shall incorporate noise-attenuating features (physical as well as operational) designed by a licensed acoustical sound engineer to assure that operational sounds shall not exceed 5dBA above the ambient noise level beyond the property line.”*

Again, these are only a few of the mitigation measures imposed on a multi-family development located only one block from the Project. We could go on and on, but again it is the City's – and not the public's – job to analyze and mitigate potential environmental effects.

There is absolutely no basis to treat the Applicant's Project differently or allow it a lower standard of CEQA compliance than other projects the City has approved. It is undeniable that the City has required that the potential environmental effects of other area projects be candidly disclosed and mitigated, but here it has not. Accordingly, the Class 32 Exemption is improper and should be overturned.



3. The Categorical Exemption has Unfairly Deprived the Public of the Opportunity to Review and Comment Upon Potential Impacts and Mitigation

As discussed above, the ZA's approval of the Categorical Exemption violates the City's own adopted policy prohibiting categorical exemptions where mitigation measures are necessary, and has avoided the imposition of mitigation measures imposed on similar nearby projects to mitigate acknowledged environmental impacts. In addition, the ZA's approval of the Categorical Exemption is improper because it has denied the public the opportunity to review and comment upon a fair disclosure and analysis of the Project's potential environmental impacts, as well as potential mitigation measures to mitigate such impacts.

CEQA both requires and encourages participation by members of the public, which is the hallmark of the CEQA process. *See, e.g.*, CEQA Guidelines, §15201 (opining that each public agency "should include provisions in its CEQA procedures for wide public involvement, formal and informal....in order to receive and evaluate public reactions to environmental issues related to the agency's activities"). The California Supreme Court has noted that CEQA procedures must be "scrupulously followed" in order to foster crucial public participation in environmentally significant action. *Laurel Heights Improvement Assn. v. Regents of University of California*, 47 Cal. 3d 376, 392 (1988). Use of the Categorical Exemption in this case clearly did not provide the public with sufficient information or an opportunity for meaningful comment, resulting in the unfair denial of both the right to participation in the environmental review process and substantive protection from environmental adverse impacts.

It is obvious that CEQA's requirements of fair disclosure and analysis of the Project's potential environmental impacts, public participation, and the imposition of mitigation measures to avoid those impacts are being end-run here. The public has been put through the trouble of informing the City that the City has violated its own adopted review policies, avoided the disclosure of potential environmental impacts, and denied the public a fair opportunity for public review and participation as well as its right to receive mitigation of significant environmental impacts. For all these reasons, the Categorical Exemption and the Project approvals based upon it should be overturned.



Conclusion

For all of the reasons discussed above, Skyline OA's appeal should be granted and the Project approvals and the Categorical Exemption should be overturned. We look forward to answering any questions you may have at the scheduled hearing on February 12, 2019.

Respectfully submitted,


Allan J. Abshez
Partner

cc: Mr. Javier Avitia
Mr. Norman Racine
Mr. Henry Chu
Mr. William Hughen

EXHIBIT A

87-1476678

Stewart Title

554810-10

TO BE RECORDED AND WHEN RECORDED
RETURNED TO THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES, CALIFORNIA
354 South Spring Street
Los Angeles, California 90013

TRANSFER TAX
NOT A PUBLIC RECORD

A.F.N.F.

GRANT DEED

FEE \$ 3700 R

For a valuable consideration receipt of which is hereby acknowledged,

7

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, a public body, corporate and politic, of the State of California, herein called "Grantor" acting to carry out the public purposes of that certain Disposition and Development Agreement dated November 21, 1980 as modified and amended by certain Implementation Agreements, including that certain Fourth Implementation Agreement dated December 16, 1985 and that certain Fifth Implementation Agreement dated May 12, 1987 (the "DDA, as amended") by and between Grantor and **FOREST CITY SOUTH PARK TWO, INC.**, a California corporation, herein called "Grantee", under the Community Redevelopment Law of California, hereby grants to Grantee certain real property herein called "Property" and described on the attached Exhibit "A" incorporated herein by this reference.

APN: 5128-1-904

1. Grantor excepts and reserves (to the extent now or hereafter validly excepted and reserved by the parties named in deeds, leases and other documents of record) all oil, gas, hydrocarbon substances and minerals of every kind and character lying more than 500 feet below the surface, together with the right to drill into, through, and so use and occupy all parts of the Property lying more than 500 feet below the surface thereof for any and all purposes incidental to the exploration for and production of oil, gas, hydrocarbon substances or minerals from the Property but, without, however, any right to use either the surface of the Property or any portion thereof within 500 feet of the surface for any purpose or purposes whatsoever.

2. The Property is conveyed in accordance with and subject to the Redevelopment Plan for the Central Business District Redevelopment Project (the "Redevelopment Plan") which was approved and adopted on July 18, 1975 by the City Council of the City of Los Angeles by Ordinance No. 147480.

3. Title to the Property is conveyed pursuant hereto subject to all recorded and unrecorded liens, encumbrances, covenants, encroachments, assessments, easements, leases and taxes.

4. The Property is conveyed in accordance with and subject to the DDA, as amended, which document is a public record on file in the offices of the Grantor, and is by reference thereto incorporated herein as though fully set forth herein. Pursuant to the DDA, as amended, the Property is to be developed as a multifamily residential development, and operated as a rental project for the period of time set forth in the Fourth Implementation Agreement, prior to residential condominium units being sold to purchasers ("Condominium Sales"). Grantee hereby covenants and agrees as follows:

A. Prior to Condominium Sales, no less than fifteen percent of the total number of dwelling units (the "Lower Income Units") shall be held for and rented

exclusively to Lower Income Tenants or Low or Moderate Income Occupants, as defined in Section 300 of the Fourth Implementation Agreement.

B. Grantee agrees to the schedule of rents which is attached to the Fourth Implementation Agreement as Attachment No. 5. The rents set forth in the Schedule of Rents shall apply for not less than the first year of occupancy of the Phase II Development.

C. In the event that the Grantee sells any residential condominium unit to purchasers, Grantee agrees, to the following: (1) no Lower Income Tenant or Low or Moderate Income Occupant shall be displaced as a result of such Condominium Sale for at least one year following Grantor approval of the Grantee's Condominium Program; and (2) if any Lower Income Tenant or Low or Moderate Income Occupant cannot qualify for the purchase of a condominium unit, or continued lease of a Lower Income Unit, Grantee shall pay \$5,000 to such tenant, as relocation assistance, (which may be reduced by any amount required to be paid by the Grantee to such displaced Lower Income Tenant by other applicable legal requirements, provided the Tenant receives not less than \$5,000 in the aggregate), and such tenant shall be relocated by the Grantee to a comparable replacement rental unit at affordable rent, as defined in Section 50053 of the California Health and Safety Code, provided, however, that this paragraph shall apply only to such displaced Lower Income Tenant or Low or Moderate Income Occupant whose annual income is equal to or lower than 120 percent of the area's median income at the time of such displacement, and has occupied one of the Lower Income Units, in the Property for at least two years at the time of such Condominium Sale.

D. For the period following the period during which the Property must be maintained as rental housing as a condition of tax-exempt financing, Grantee shall prepare and carry out a plan with respect to the Lower Income Units, pursuant to which each of the Lower Income Units will either be retained as a rental unit, to be leased at affordable rent exclusively to persons and families of low or moderate income, as defined in Section 50093 of the California Health and Safety Code, or sold exclusively to persons and families of low or moderate income at affordable housing cost, which shall mean a purchase price not greater than 85% of the purchase price of a comparable condominium unit on the Property. The Lower Income Units shall remain available exclusively to persons and families of low or moderate income until July 18, 2010.

E. Grantee further agrees to provide funds, or to participate in a program of Park Management Fee Assessments, for the maintenance and operation of Grand Hope Park, as provided in the Fifth Implementation Agreement, which is incorporated herein by this reference.

5. The Grantee hereby covenants and agrees for itself, its successors, its assigns, and every successor in interest to the Property that the Property shall be developed and devoted to the uses specified in the applicable provisions of the Redevelopment Plan for the Project (or any amendment thereof to which the Grantee has consented pursuant to Paragraph 13 below), the DDA, as amended and this Grant Deed, whichever is more restrictive.

6. Prior to the recordation of the Certificate of Completion for the Property pursuant to Section 323 of the DDA, as amended, the Grantor shall have the right at its option to re-enter and take possession of the Property hereby conveyed with all improvements thereon and to terminate and revert in the Grantor the Property hereby conveyed to the Grantee if the Grantee (or its successors in interest) shall

- a. Terminate the DDA, as amended pursuant to Section 512 thereof; or
- b. Fail to submit construction drawings and related documents or commence construction of the improvements as required by the DDA, as amended for a period of ninety (90) days after written notice to proceed from the Agency; or
- c. Abandon or substantially suspend construction of the improvements for the Property for a period of ninety (90) days after written notice of such abandonment or suspension from the Agency; or
- d. Transfer or suffer any involuntary transfer of the Property or any part thereof or interest therein, in violation of the DDA, as amended, and such violation shall not be cured within thirty (30) days after written demand by Agency.

The right to re-enter, repossess, terminate and re-vest shall be subject to the notice provisions set forth in the DDA, as amended and shall further be subject to and be limited by and shall not defeat, render invalid, or limit:

- aa. Any mortgage, deed of trust or other financing instruments permitted by the DDA, as amended; or
- bb. Any rights or interests provided in the DDA, as amended for the protection of the holders of such mortgages, deeds of trust or other financing instruments.

7. The Grantee covenants and agrees for itself, its successors, assigns and any successor in interest to the Property that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of their Property, nor shall the Grantee himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use of occupancy of tenants, lessees, subtenants, sublessees, or vendees in their Property. The foregoing covenants shall run with the land.

All deeds, leases or contracts made relative to the Property, improvements thereon, or any part thereof, shall contain or be subject to substantially the following non-discrimination or non-segregation clauses:

(a) In deeds: "The Grantee herein covenants by and for himself, his heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use occupancy, tenure or enjoyment of the land herein conveyed, nor shall the Grantee himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land."

(b) In leases: "The lessee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through him, and this lease is made and accepted upon and subject to the following conditions.

"That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the land herein leased nor shall the lessee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein leased."

(c) In contracts: "There shall be no discrimination against or segregation of, any person, or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land. nor shall the transferee himself or any person claiming under or through him, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use of occupancy of tenants, lessees, subtenants, sublessees, or vendees of the land."

8. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Grant Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage, deed of trust or other security instrument permitted by this Grant Deed and made in good faith and for value; provided, however, that any subsequent owner of the Property shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such owner's title was acquired by foreclosure, trustee's sale or otherwise.

9. All covenants contained in this Grant Deed shall be covenants running with the land. The covenants contained in paragraph 6 and Grantee's obligation to construct the improvements on the Property provided in paragraph 5 of this Grant Deed shall terminate upon issuance of a Certificate of Completion for the Property. Every covenant contained in this Grant Deed not previously terminated shall terminate on July 18, 2010, except that the covenants against discrimination contained in paragraph 7 of this Grant Deed shall remain in perpetuity.

10. All covenants without regard to technical classification or designation shall be binding for the benefit of the Grantor and the City of Los Angeles ("City"), and such covenants shall run in favor of the Grantor and City for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor or City is or remains an owner of any land or interest therein to which such covenants relate. The Grantor, and City, in the event of any breach of any such covenant, shall have the right to exercise all the rights and remedies, and to maintain any action at law or suits in equity or other property proceedings to enforce the curing of such breach.

11. The covenants contained in this Grant Deed shall be construed as covenants running with the land and not as conditions which might result in forfeiture of title, except for the covenant and condition contained in paragraph 6 of this Grant Deed.

12. None of the terms, covenants, agreements, or conditions heretofore agreed upon in writing in other instruments between the parties to this Grant Deed with respect to obligations to be performed, kept or observed in respect to the Property after this conveyance of the Property shall be deemed to be merged with this Grant Deed until such time as a Certificate of Completion is recorded for the Property.

13. Both before and after issuance of a Certificate of Completion, only the Grantor, its successor, and assigns, and Grantee and the successor and assigns of Grantee in and to all part of the fee title to the Property shall have the right to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants, easements, or other restrictions contained in this Grant Deed or to subject the Property to additional covenants, easements, or other restrictions without the consent of any tenant, lessee, easement holder, licensee, mortgage, trustee, beneficiary under a deed of trust or any other person or entity having an interest less than a fee in the Property. The covenants contained in this Grant Deed without regard to technical classification or designation shall not benefit or be enforceable by any person, firm, or corporation, public or private, except Grantor, the City and Grantee and their respective successors and assigns. Any amendment to the Redevelopment Plan which changes the uses or development permitted on the Property or otherwise change the restrictions or controls that apply to the Property shall require the written consent of Grantee. Amendments to the Redevelopment Plan applying to other property in the Project area shall not require the consent of Grantee, its successors, or assigns.

IN WITNESS WHEREOF, the Grantor and the Grantee have caused this instrument to be executed on their behalf by their respective officers thereunder duly authorized, this first day of September, 1987.

THE COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF LOS ANGELES, CALIFORNIA

By: _____

APPROVED:
KANE, BALLMER & BERKMAN

Alan Wasserman
General Counsel for the Agency

The Grantee hereby accepts and approves each of the covenants, conditions and restrictions set forth in this Grant Deed.

FOREST CITY SOUTHPARK TWO, INC.
A California Corporation

By: _____

By: S. P. ALBERT, VICE PRES

Exhibit A
Legal Description

Lot 2 of Tract No. 40679 in the City of Los Angeles,
as per maps filed in Book 979, Pages 12 and 13 of Maps,
in the Office of the County Recorder of said County.

Except therefrom all oil, gas, and minerals without
the right of surface entry.

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
SEP 15 1987 AT 8 A.M.
Recorder's Office

EXHIBIT B

RECORDING REQUESTED

87-1476676

Stewart Title

354910-10

AND WHEN RECORDED MAIL TO

Forest City Southpark
Two, Inc.
11601 Wilshire Boulevard
Suite 1900
Los Angeles, California 90024

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

SEP 15 1987 AT 8 A.M.

Recorder's Office

MAIL TAX STATEMENTS TO

SOME

FEE \$29 0
A.F.R.F. 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

CAT. NO. NN00578
TO 1921 CA (2-83)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

0421053
1111
1173P

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0 (No consideration).

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FOREST CITY SOUTHPARK CORP.,

a corporation organized under the laws of the State of Ohio

FOREST CITY SOUTHPARK TWO, INC., a California corporation,

GRANTOR AND GRANTEE
ARE SISTER CORPORATIONS
SUBSIDIARIES
OF SAME
CORPORATE PARENT
Philip
hereby GRANTS to GUY
ESR

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED (LEGAL DESCRIPTION)

SEE EXHIBIT "B" ATTACHED (PURPOSE OF DEED)

ZA 2017-4610

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its VICE President and ASSISTANT Secretary

Dated SEPTEMBER 11, 1987

FOREST CITY SOUTHPARK CORP.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

By S.P. ALBERT

On September 11, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared S.P. ALBERT

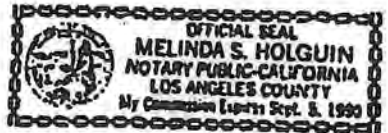
By VICE President

personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the VICE President, and

By BOB HATFIELD
ASST Secretary

Bob Hatfield personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the ASSISTANT Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.
Signature Melinda S. Holguin



(*This area for official notarial seal)

Title Order No. _____ Farrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

PARCEL 1:

AN UNDIVIDED 18/236THS INTEREST IN AND TO LOT 1 OF TRACT 40679, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 979 PAGES 12 AND 13 OF MAPS, IN THE RECORDS OF THE LOS ANGELES COUNTY RECORDER ("LOT 1").

EXCEPTING THEREFROM:

(A) THE 236 CONDOMINIUM UNITS (200 RESIDENTIAL AND 36 COMMERCIAL) AS SHOWN ON THE CONDOMINIUM PLAN FOR LOT 1 RECORDED ON AUGUST 27, 1982, AS INSTRUMENT NO. 82-866672, AS AMENDED BY THE INSTRUMENT RECORDED NOVEMBER 19, 1982 AS INSTRUMENT NO. 82-1163774, IN THE RECORDS OF THE LOS ANGELES COUNTY RECORDER (THE "CONDOMINIUM PLAN"), AND

(B) EXCLUSIVE EASEMENTS FOR PARKING AND STORAGE IN, OVER, ACROSS AND THROUGH THE PORTIONS OF THE COMMON AREA OF LOT 1 THAT ARE DESIGNATED ON SAID CONDOMINIUM PLAN AS PARKING SPACES 1P TO 370P AND 71 TO 713 INCLUSIVE, AND STORAGE SPACES 1S TO 202S INCLUSIVE, AND

(C) ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LOT 1, BUT WITHOUT ANY RIGHT TO PENETRATE, USE OR DISTURB SAID PROPERTY WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED IN DEEDS RECORDED MARCH 3, 1981 AS INSTRUMENT NO. 81-222037, MARCH 3, 1981 AS INSTRUMENT NO. 81-222306, APRIL 8, 1966 AS INSTRUMENT NO. 473 AND APRIL 3, 1981 AS INSTRUMENT NO. 81-336307, IN THE RECORDS OF THE LOS ANGELES COUNTY RECORDER.

PARCEL 2:

UNITS 134C TO 145C INCLUSIVE AND 217 R/C TO 222 R/C INCLUSIVE, AS THOSE UNITS ARE SHOWN ON THE CONDOMINIUM PLAN.

PARCEL 3:

ALL OF THE RIGHTS AND EASEMENTS THAT WERE EITHER:

- (a) RESERVED BY GRANTOR, FOREST CITY SOUTHPARK CORP., IN EACH OF ITS DEEDS TO THE PURCHASERS OF THE 200 RESIDENTIAL CONDOMINIUM UNITS IN LOT 1 (UNITS 110R - 1512R-2), OR
- (b) CONTAINED IN THE RESTATED CC&R'S FOR LOT 1 RECORDED OCTOBER 14, 1982 AS INSTRUMENT NO. 82-1036230, AS AMENDED BY INSTRUMENT RECORDED SEPTEMBER 25, 1986 AS INSTRUMENT NO. 86-1283806, IN THE RECORDS OF THE LOS ANGELES COUNTY RECORDER

INSOFAR AS THEY PERTAIN TO, OR ARE NEEDED TO CONSTRUCT AND THEREAFTER MAINTAIN IMPROVEMENTS WITHIN, UNITS 134C TO 145C INCLUSIVE AND 217R/C TO 222R/C INCLUSIVE AS SHOWN ON THE CONDOMINIUM PLAN, AND LOT 2 OF TRACT 40679, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO EXTEND THE GROUND LEVEL STORES OR OTHER COMMERCIAL IMPROVEMENTS TO BE BUILT ALONG HOPE STREET WITHIN UNITS 134C TO 145C SO AS TO INCORPORATE THEREIN THE AREAS DESIGNATED AS PARKING SPACES 33P THROUGH 42P ON THE CONDOMINIUM PLAN.

87-1476676

EXHIBIT "A"
To Deed From Forest City Southpark Corp.
to Forest City Southpark Two, Inc.

Grantor, Forest City Southpark Corp., was the subdivider and developer of Skyline I, the 236 unit condominium project on Lot 1 of Tract 40679 (consisting of 200 residential units, 18 initial commercial units, and 18 commercial units to be built later (the "Future Units"). All of the 200 residential units, and the 18 initial commercial units have been built, and the 200 residential units have been sold. The last paragraph in each of the deeds from Grantor to the respective Grantees of those 200 units contained a reservation by Grantor of certain rights and easements for the benefit of later construction: the adjacent residential project, Skyline II, to be built within Lot 2 of Tract 40679, and the three-story combination residential and commercial development (the "Hope Street Development") to be built along Hope Street within both Lots 1 and 2. The Lot 1 portion of the Hope Street Development was to be built within the 18 Future Units in Lot 1 (Units 134C - 145C inclusive and 217 R/C - 222 R/C inclusive), and the Lot 2 portion was to be built within Lot 2.

Skyline II and the Hope Street Development will be built by Grantor's sister corporation, Forest City Southpark Two, Inc., Grantee herein.

The purpose of this Deed is to transfer those 18 Future Units in Lot 1 to Grantee, together with all of Grantor's rights and easements relating thereto, and relating to Lot 2 and the Hope Street Development.

EXHIBIT "B"
To Deed From Forest City Southpark Corp.
to Forest City Southpark Two, Inc.

17-1476-676

EXHIBIT C

or both of them to the Owner or occupant of any other Unit or to the Association.

(ii) Each parking space shall be used only for the purpose of parking a single car, van, lightweight pick-up truck, motorcycle or similar vehicle approved by the Board.

(iii) No portion of any parking spaces may be used for storage.

(iv) The parking spaces assigned to the Owners of Commercial Units shall be available for the use only of such Owner or its employees. No parking spaces shall be used by any customer or invitee of such Owner or occupant of a Commercial Unit, nor by a contractor of such Owner or occupant of a Commercial Unit, without the prior written consent of the Board.

(v) The use of the parking spaces shall otherwise be governed by the provisions of the Association Rules.

C. Temporary Parking Spaces. Declarant hereby reserves the right to use Temporary Parking Spaces (together with the right to grant such rights to others) for the period described in Paragraph 4.4A for the purposes described in this Paragraph 4.4, prior to the construction of improvements within the Temporary Parking Spaces. However, such Temporary Parking Spaces shall be maintained and repaired at Declarant's expense.

ARTICLE V

Property Rights and Easements

5.1 Severance. The undivided interests in the Common Area and the fee title to the respective Units conveyed therewith shall not be separate or separately conveyed, and no Owner shall voluntarily sever such component interests which comprise his Condominium, except as provided in Paragraph 5.8. Each such undivided interest in the Common Area shall be deemed to be conveyed or encumbered with its respective Unit, even though the instrument of conveyance or encumbrance may refer only to the fee title to the Unit.

5.2 Rights in Common Area. Every Owner of a Residential Unit, together with his family and other persons residing in his Unit, shall have a right and non-exclusive easement for ingress, egress, use and enjoyment in, to, over and through the Common Area. Each Owner of a Commercial Unit (other than Declarant) and its employees, agents, invitees and contractors shall have only the following limited rights to use the Common Areas: (i) an easement for ingress to and egress over the Common Area from the public street to such Commercial Units, and (ii) the right to use the parking spaces in the parking garage that are assigned to such Commercial Unit by Declarant, if any, and an easement for ingress thereto and egress therefrom. In no event, however, shall the customers, invitees or contractors of any Commercial Unit have any right to park in or otherwise use the parking garage located in the Project without the prior

EXHIBIT D

(b) Any Owner may attend and vote at any meeting of the Association in person or by agent duly appointed by an instrument in writing signed by the Owner and filed with the Board. Any such appointment may be revoked at any time by written notice of the Owner. If there is more than one record Owner, any or all of such Owners may attend any meeting of the Association, but it shall be necessary for those Owners present, and any duly appointed agents of Owners not present, to act unanimously in order to cast the vote to which they are entitled. In the event that joint Owners are unable to agree among themselves as to how the vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner(s) cast(s) a vote representing a certain Condominium, it will thereafter be conclusively presumed that he or they were acting with the authority and consent of all other Owners of the same Condominium.

6.4 Duties of the Association. The Association, acting through the Board, shall have the obligation to perform each of the following duties to:

(a) Subject to the provisions of Paragraph 6.7, maintain and otherwise manage all of the Common Area and all facilities, improvements and landscaping thereon and therein, and all property that may be acquired by the Association.

(b) Establish and maintain a working capital and contingency fund in an amount to be determined by the Board.

(c) Pay utility charges (including sewer service) with respect to the Common Area and the Units (if not separately metered or charged).

(d) Maintain the policy or policies of insurance described in Paragraph 6.6 and such other policies as the Board deems necessary or desirable in furthering the purposes of and protecting the interests of the Association and its members.

(e) Subject to the provisions of Paragraph 6.6, pay any real and personal property taxes and other charges assessed against any Condominium or the Common Area, if not separately assessed to the Owners.

(f) Enforce the provisions of this Declaration by appropriate means, including without limitation, the expenditure of funds of the Association, the employment of legal counsel, the commencement of actions and the promulgation of the Association Rules.

(g) Hire a professional manager or management company to operate and manage the Common Area and all facilities, improvements, and landscaping thereon and perform all duties of the Association, as specified in this Paragraph 5.4, and such other powers as are granted or delegated by the Board. The Board shall not, however, enter into any such contract with such professional manager or management company for a period of more than three (3) years and all such contracts shall be terminable by either party without cause upon not more than ninety (90) days' written notice to the other party. The obligation of the

enhancing and protecting the value, desirability and attractiveness of the Project. All of the covenants, conditions and restrictions herein set forth shall run with the Property and shall be binding on all parties having or acquiring any right, title or interest in the Property or any part thereof and shall be for the benefit of each Owner of any portion of the Property, or any interest therein, and shall inure to the benefit of and be binding upon each successor in interest of such Owners. The Property is intended to be made subject to each and all of the provisions of Sections 1350 through 1359 of the Civil Code of California. There has been recorded or will be recorded concurrently herewith a plan as required by Civil Code §1351, and this Declaration is made in compliance with Civil Code §1355.

ARTICLE I

Definitions

In addition to the terms elsewhere defined herein, the following terms shall have the following meanings whenever used in this Declaration:

1.1 Articles; By-Laws. The Articles of Incorporation and By-Laws of the Association, respectively.

1.2 Association. The Skyline Owners Association, a California Nonprofit Mutual Benefit Corporation, its successors and assigns.

1.3 Board. The Board of Directors of the Association.

1.4 Common Area. The entire Project, except those portions thereof shown and defined as Units on the Condominium Plan. In addition to, and notwithstanding any more limited definition contained herein or in the Condominium Plan, the Common Area includes, with respect to any building schematically or otherwise shown on the Condominium Plan, the following (to the extent that they exist in any building as originally or later erected): bearing walls, columns, vertical supports, floors, roofs, foundations, beams, balcony railings, patio walls and fences, deck or balcony waterproofing materials, elevator equipment and shafts, central heating, central refrigeration and central air conditioning equipment, pipes, ducts, flues, central chutes, conduits, wires and other utility installations, wherever located, except the outlets thereof when located within a Unit. The Common Area within Phase I also includes a manager's apartment, a lounge and mailroom on the first floor of the residential/commercial tower, parking and storage spaces in the parking garage, and a lounge and recreational facilities in a recreational building adjoining the parking garage.

1.5 Commercial Units. Those eighteen (18) Units shown on the Condominium Plan as Unit Nos. 116C through 133C. A Commercial Unit, together with the undivided fractional interest in the Common Area appurtenant to such Unit, is referred to herein as a "Commercial Condominium."

1.16 Project. The surface of the land within the Property (including all phases if and when annexed), the subsurface below it and the airspace above it, together with all structures, improvements and fixtures now or hereafter constructed thereon.

1.17 Property. As of the recordation of this Declaration, the Property includes only Lot 1 of Tract 40679. The Property shall include Phase II when Phase II is properly annexed and made subject to this Declaration pursuant to Article III below, as of the Effective Date (as defined in Article III) of its annexation.

1.18 Residential Units. Those two hundred (200) Units shown on the Condominium Plan as Unit Nos. 110R, 112R, 114R, 115R, 202R through 216R, 301R through 316R, 401R through 416R, 501R through 516R, 601R through 616R, 701R through 716R, 801R through 816R, 901R through 916R, 1001R through 1016R, 1101R through 1116R, 1201R through 1216R, 1401R through 1409R, 1501R through 1504R, 1505R-1, 1508R-1, 1512R-1, 1506R, 1507R, 1509R through 1511R, 1505R-2, 1508R-2, and 1512R-2. A Residential Unit, together with the fractional undivided interest in the Common Area appurtenant to such Unit, is referred to herein as a "Residential Condominium."

1.19 R/C Units. Those six (6) Units shown on the Condominium Plan as Unit Nos. 217R/C through 222R/C. As more fully set forth in Article II below, Declarant may later construct additional improvements in the air spaces shown on the Condominium Plan as Unit Nos. 217R/C through 222R/C which are located on the top of the garage structure in Phase I. The R/C Units shall become either Commercial Units or Residential Units (as identified in the Supplemental Declaration with respect thereto) and shall become subject to the covenants, conditions and restrictions set forth herein and applicable thereto only upon the Effective Date of a Supplemental Declaration with respect thereto.

1.20 Supplemental Declaration. Declarant shall record supplements to this Declaration subjecting the Future Commercial Units and the R/C Units to the covenants, conditions and restrictions contained herein. The Supplemental Declaration with respect to each such Unit-type shall be recorded within thirty (30) days after the issuance of a certificate of occupancy for a Future Commercial Unit or R/C Unit, respectively, but in no event later than the date upon which Declarant conveys fee title to one of such Unit-types to a party other than Declarant. The effective date of a Supplemental Declaration (the "Effective Date") shall be set forth therein and shall be not later than the conveyance of fee title or upon entering into a lease of the first of such Unit-types, respectively, to a party other than Declarant. Upon the Effective Date of the Supplemental Declaration with respect to the Future Commercial Units, the Future Commercial Units shall become Commercial Units for the purposes of this Declaration and shall be subject to the covenants, conditions, and restrictions contained herein. Upon the Effective Date of the Supplemental Declaration with respect to the R/C Units, the R/C Units shall

082682
CLP488

82- 1036230

4.

EXHIBIT E

950 S Flower St.

Attachment A: Actions Requested, Project Description, and Findings

Parking

The Project proposes to redistribute the existing 440 parking spaces within the 5-level subterranean garage to provide Code required parking for both The Met and the newly proposed 236-unit residential tower and its approximately 6,699 sf of commercial space.

The Project consists of 188 residential units with three or fewer habitable rooms (studios and one-bedroom units), and 48 residential units with more than three habitable rooms (two bedroom units). Pursuant to LAMC Section 12.21A4(p)(1), a total of 248 parking spaces are required. While the Project proposes 6,699 sf of commercial space, 12.21A4(i)(3) allows zero parking spaces to be provided for the commercial spaces as they do not exceed 7,500 sf in size. However, because the Overall Site is located directly adjacent to a bus stop, LAMC Section 12.21A4 allows up to 15 percent, or 37 of the required automobile parking spaces to be replaced with bicycle parking spaces at the ratio of four bicycle parking spaces per one automobile parking space. The Project requests to allow 37 vehicular parking spaces to be replaced with 148 bicycle parking spaces. Further, as a part of the requested Conditional Use Permit for Transient Occupancy Residential Structure, the Applicant requests a 20% reduction in required vehicular parking spaces per LAMC Section 12.24S, resulting in a Code parking requirement of 162 spaces. A total of 180 of the existing 440 parking spaces would be used to satisfy Code parking requirement for the Project.

The Met has 156 residential units with three or fewer habitable rooms (studios and one-bedroom units), and 114 units with three or more habitable rooms. The Applicant requests that The Met's parking requirement be reduced by 20% as a part of the Conditional Use Permit for Transient Occupancy Residential Structure, which would result in 240 Code required parking spaces. 260 of the 440 existing parking spaces would be used to satisfy Code parking requirement for The Met.

Surrounding Properties

- a. North: 7-story mixed-use project north of 9th St. zoned C2-4D.
- b. South: 5-story residential building and Surface parking lot south of S Olympic Blvd., zoned [Q]R5-4D-O.
- c. East: Grand Hope Park zoned OS-4D.
- d. West: 6-story residential building zoned [Q]R5-4D-SN and C2-4D-SN

EXHIBIT F



SPECIAL REQUIREMENTS

INFILL DEVELOPMENT PROJECTS - CLASS 32 CATEGORICAL EXEMPTION

SPECIAL REQUIREMENT CRITERIA

RELATED CODE SECTION: The State of California Public Resource Code, Division 13 Environmental Quality and the State of California Environmental Quality Act and CEQA Guidelines, Section 15300.

WHAT IS CEQA?

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions by conducting environmental review before making a determination on a project. Environmental review procedures are used to identify a project's potential impacts, develop ways to reduce those impacts, and report the results of the analysis to the public.

WHAT IS A CATEGORICAL EXEMPTION?

Every discretionary action requires environmental review pursuant to CEQA. However, the CEQA Guidelines include a list of classes of projects which have been determined to not have a significant effect on the environment, also known as Categorical Exemptions. If your project falls within one of these classes, it is exempt from the provisions of CEQA and no environmental review is required unless one of the exceptions in CEQA Guideline Section 15300.2 applies (discussed below).

WHAT IS THE CLASS 32 CATEGORICAL EXEMPTION?

The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.

HOW DO I QUALIFY?

The Class 32 Exemption *is not* available for any project that requires mitigation measures to reduce potential environmental impacts to less than significant. Additionally, there are exceptions to the exemptions depending on the nature or location of the project, pursuant to CEQA Section 15300.2. For a proposed project to qualify, none of the following Exceptions can apply to the project:

- a. *The project and successive projects of the same type in the same place will result in cumulative impacts;*
- b. *There are unusual circumstances creating the reasonable possibility of significant effects;*
- c. *The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway;*
- d. *The project is located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government Code section 65962.5, as being affected by hazardous wastes or clean-up problems; or*
- e. *The project may cause a substantial adverse change in the significance of an historical resource.*

HOW DO I REQUEST A CLASS 32 EXEMPTION?

If your project does not fall under any of the Exceptions listed above, you may request a Class 32 Exemption by indicating on your Environmental Assessment Form (EAF) that you would like your project to be considered by checking the box under Section 5. As part of the preliminary review of the project, the Project Planner will determine whether it is eligible for a Class 32 Exemption. In order for the Project Planner to make such a determination, you will still need to file an EAF, and provide the CEQA justifications listed below, including that none of the applicable Exceptions to the Exemption apply.

WHAT DO I NEED TO SUBMIT?

When filing a request for the Class 32 Exemption, the following items are required:

1. An Environmental Assessment Form (EAF) (CP-1204), including required exhibits, materials and fees pursuant to Los Angeles Municipal Code (LAMC) Section 19.05. This includes the "Environmental Assessment Form (EAF)/Initial Study leading to Negative Declaration or Mitigation Negative Declaration". A "Publication Fee for Negative Declaration or Mitigated Negative Declaration" fee will not be charged unless it is determined that the project is not eligible for the Class 32 Exemption.
2. Any supporting documents and/or technical studies to corroborate your position that the proposed project is eligible for the Class 32 Exemption, and/or to further substantiate the justifications listed under Paragraph 3 below. Examples of supporting documents, and when they may be required, are listed below.
 - a. **Traffic Study.** A Traffic Study may be required for projects which exceed the Traffic Study Exemption Thresholds set by the Department of Transportation (DOT). In order to determine whether or not a Traffic Study is required, the Applicant shall submit a DOT Referral Form after case filing. If it is determined that a Traffic Study is required, the Applicant shall have one prepared and reviewed by DOT. A DOT Interdepartmental Correspondence Letter will be transmitted to Planning staff and must reflect that no significant traffic impacts will result from the proposed project in order for the project to qualify for the Class 32 Exemption.
 - b. **Air Quality (AQ) Study.** Working with the South Coast Air Quality Management District (SCAQMD), Department staff has established interim air quality screening criteria to determine if a project requires an Air Quality Assessment. The purpose of this assessment is to evaluate the regional significance of criteria pollutant emissions from both the construction and operation of a proposed project. The analysis is provided utilizing the California Emissions Estimator Model (CalEEMod). The selected screening criteria is based on a survey of published air quality studies for which the criteria pollutants did not exceed the established SCAQMD construction or operational thresholds.

If the proposed project has less than 80 residential units OR less than 75,000 square feet of non-residential use, AND involves less than 20,000 cubic yards of soil export, it will not likely exceed the SCAQMD construction or operational thresholds, and therefore will not require an Assessment. If your proposed project exceeds this screening criteria, an air quality assessment will be required. An Air Quality Study may also be required if prompted by the South Coast Air Quality Management District (SCAQMD), if the CE is challenged or if the project is particularly controversial. The applicant may voluntarily provide one if it is anticipated that this information will be requested by another party.

Please note this does not mean the project will have any significant impacts under CEQA, just that further analysis is required. The criteria can be used for all CEQA clearances, including Class 32 (Infill Development) exemptions pursuant to Section 15332 of the CEQA Guidelines.

- c. **Noise Study.** Depending on the size, scope and features of the project and the project site, the City may require additional documentation or analysis to provide substantial evidence supporting a determination that the project will not have significant impacts related to noise, which may include but is not limited to, the preparation of a Noise Study by a qualified consultant.

- d. **Phase I and/or II Environmental Site Assessment (ESA).** A Phase I ESA may be required if the project site was previously developed with a dry cleaning, auto repair, gasoline station, industrial/manufacturing use, or other similar type of use that may have resulted in site contamination. If the Phase I ESA states that the site is contaminated, a Phase II ESA will be required. If a Phase II is required, only if the Phase II ESA demonstrates that the site has been fully remediated without mitigation is the project still eligible for the Class 32 Exemption.
- e. **Historic Resource Assessment.** A Historic Resource Assessment and/or historic impact report may be required if the Project site is listed on the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register; or is found to be a potential historic resource in HistoricPlacesLA, SurveyLA or based on discussion with the Office of Historic Resources. If it can be demonstrated that the project complies with the Secretary of Interior's Standards, the project may still be eligible for the CE.
- f. **Biological Survey and Impact Assessment.** A biological survey and/or biological impact report may be required by the City if the Project site is on or adjacent to open space or previously undisturbed land to demonstrate that the site does not provide habitat for special status flora or fauna.

3. Written justification that the proposed Project meets the following criteria:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

As mentioned above, technical studies may be required in order to substantiate the above justification. If they are not submitted with your application, they may be requested by the Project Planner prior to acceptance of the Class 32 Exemption. Note also that the assigned Project Planner will determine what CEQA clearance is required to process the application after the request has been submitted and the required submittals reviewed. Note, consistent with the requirements of CEQA, the City may require additional documentation, studies, or evidence to support the Class 32 Exemption, or the preparation of an initial study at any time prior to project approval, if evidence in the record supports that the exemption does not apply or that an exception to the exemption does apply.

EXHIBIT G

generating construction activities would last more than 10 days or 82.6 dBA Leq if the noise-generating construction activities would last 10 days or fewer.

For operational traffic noise, the threshold of significance for the Skyline Condominiums, Grand Hope Park, and the Metropolitan Apartments would be an increase of 5 dBA CNEL or 3 dBA CNEL if within the “normally unacceptable” or “clearly unacceptable” Land Use Compatibility for Community Noise categories. The threshold of significance for the Skyline Condominiums and Grand Hope Park for Project-related operational on-site (i.e., non-roadway) noise sources would be 77.1 dBA Leq. The threshold of significance for the Metropolitan Apartments for Project-related operational on-site (i.e., non-roadway) noise sources would be 77.6 dBA Leq.

TABLE 1
SUMMARY OF AMBIENT NOISE MEASUREMENTS

Measurement Location, Duration, and Date	Measured Ambient Noise Levels (15- Minute dBA Leq)
R1 – S Hope Street / W 9 th Street (1/10/18, Wednesday, 8:36 a.m. to 8:51 a.m.)	72.1
R2 – W Olympic Boulevard / S Flower Street (1/10/18, Wednesday, 8:18 a.m. to 8:33 a.m.)	72.6

Source: ESA, 2018.

Project Design Features

For safety, screening and noise reduction the Project includes the following design feature (PDF):

A temporary, 15-foot-tall construction fence equipped with noise blankets shall be provided during construction of the Project. The construction fence with noise blankets shall be rated to achieve a sound level reduction of at least 10 dBA for those noise receptors located on the ground and 2nd story levels of the Skyline Condominiums and Grand Hope Park noise sensitive uses. Temporary noise barriers shall be used during early Project construction phases (up to the start of framing) when the use of heavy equipment is prevalent. Noise barriers shall be heavy-duty materials such as vinyl-coated polyester (VCP), at least 10 ounces per square yard and quilted for sound absorption. All noise barrier material types are equally effective, acoustically, if they have this density. The noise barrier shall have a minimum sound transmission class (STC) of 25 and noise reduction coefficient (NRC) of 0.75. STC is an integer rating of how well a wall attenuates airborne sound and NRC is a scalar representation of the amount of sound energy absorbed upon striking a wall.

Impact Analysis

Construction Noise

Demolition Noise. Construction of the Project involves the demolition of an existing, three-story commercial building that fronts S. Hope Street. The building is approximately 36 feet in height, 278 feet in length running along the Hope Street frontage, and 78 feet in depth. The closest noise-sensitive use is the 14-story residential Skyline Condominium building, located approximately 30 feet away from the north end of the existing building to be demolished. Maximum noise levels from demolition would occur at the Skyline Condominium building.

As discussed above, the Project includes a temporary, 15-foot-tall construction fence equipped with noise blankets rated to achieve a sound level reduction of at least 10 dBA for those noise receptors in which the line-of-sight to the construction area is blocked.

While this PDF would be effective in reducing noise where the barrier can interrupt the line of sight from a sensitive receptor to the construction site, construction-related noise levels for third story locations or higher would not be attenuated by the barrier. Assuming a ground level distance of 30 feet from the Skyline Condominiums, the in-air distance would be approximately 38 feet to the third story of the Skyline Condominium Building, at which height the noise barriers would be ineffective at reducing construction noise.

ESA received information from the Applicant's construction management firm regarding the estimated duration of demolition activities and the number of types of heavy-duty construction equipment expected during demolition of the existing commercial building that would be the sources of construction demolition noise generation (see Attachment C, Construction Scenario). According to this information, demolition activities would occur for approximately 4 to 8 weeks. The demolition equipment that would be required would be one excavator and 1 to 2 dozers or loaders. Noise levels from these types of construction equipment ranges from 76 dBA Leq to 78 dBA Leq at a reference distance of 50 feet based data in the Federal Highway Administration (FHWA), Roadway Construction Noise Model User's Guide (2006).

Under the reasonable assumption that the noisiest demolition equipment (dozer) would be used at a distance of 38 feet from the third story of the Skyline Condominiums, and the remaining equipment (excavator and loader) would be used 25 feet and 50 feet further away, the maximum noise level that would be generated by construction equipment used during demolition would be approximately 81.8 dBA Leq.

At a distance of approximately 85 feet from the Skyline Condominiums, noise levels from demolition equipment would be attenuated sufficiently such that all three pieces of demolition equipment could be used concurrently and not exceed 77.1 dBA Leq. The 85 feet distance corresponds to just under one-third of the length of the existing commercial building to be demolished. As indicated in Attachment C, demolition of the one-third portion of the existing building closest to the Skyline Condominium would be accomplished in 10 or fewer days. Because the applicable threshold of significance for construction activities lasting 10 or fewer days for the Project is 82.1 dBA Leq, the 81.8 dBA Leq maximum noise level for demolition of the portion of the building closest to the Skyline Condominium building would not constitute a significant noise impact.

Based on the results of this analysis, demolition of the two-thirds portion of the existing commercial building furthest away from the Skyline Condominiums would not exceed 77.1 dBA Leq at the Skyline Condominiums for the approximately three to seven week remainder of demolition. Therefore, during Project demolition, noise levels would not exceed the applicable thresholds of significance at the Skyline Condominium building.

The next closest residential use, the Metropolitan Apartment Building, is approximately 160 feet away from the Project Site demolition activity at its closest point. The existing commercial building has a parallel orientation with respect to the Metropolitan Apartment building whereas the orientation is perpendicular with respect to the Skyline Condominiums. Therefore, construction demolition equipment could be used at locations equidistant to the Metropolitan Apartment building. The analysis here indicates that, at that distance, sufficient attenuation exists such that noise levels caused by demolition of the existing onsite building would not exceed 77.1 dBA Leq. The greatest level of such noise would be 71.5 dBA Leq. Accordingly, the proposed demolition of the existing onsite building would not cause a significant noise impact at the Metropolitan Apartment Building.

Grand Hope Park is located across Hope Street from the Project Site at a total distance of 85 feet away from the existing building to be demolished. Under City policy, parks are sensitive uses subject to the same noise standards as residential uses. The existing commercial building has a parallel orientation with respect to Grand Hope Park whereas the orientation is perpendicular with respect to the Skyline Condominiums. Therefore, construction demolition equipment could be used at locations equidistant to Grand Hope Park. As indicated above, the maximum noise level that would be generated by proposed demolition activity at a distance of 85 feet would be 77.0 dBA Leq with no sound attenuation, which would entail the use of the demolition equipment (dozer, excavator, and loader) within 85 feet of the sensitive use. However, the proposed noise barriers would effectively reduce noise levels at Grand Hope Park by a minimum of 10 dBA Leq, resulting in a maximum noise level of 67.0 dBA Leq, at 85 feet away, well below the applicable 77.1 dBA Leq threshold for noise levels at the park. Accordingly, proposed demolition activities would not cause a significant impact at Grand Hope Park.

Based on the foregoing, Project construction demolition activities would not result in any significant noise impacts.

Excavation, Foundation, Building Construction, Paving, and Architectural Coating Noise. Attachment C, Construction Scenario, also includes information regarding the estimated duration of excavation, foundations, building construction, paving and architectural coating activities and the number of types of heavy-duty construction equipment expected during these activities. According to this information, excavation activities would occur for approximately 4 weeks and would require the use of caisson drill rigs, a crane, an excavator, and tractors/loaders/backhoes. Noise levels from these types of construction equipment ranges from 72 dBA Leq to 77 dBA Leq at a reference distance of 50 feet. Foundation activities would occur for approximately 4 months and would require the use of a caisson drill rig, a crane, and a pump. Noise levels from these types of construction equipment ranges from 72 dBA Leq to 78 dBA Leq at a reference distance of 50 feet. Building construction activities would occur for approximately 1.5 years and would require the use of an aerial lift, a crane, forklifts, and pumps. Noise levels from these types of construction equipment ranges from 67 dBA Leq to 78 dBA Leq at a reference distance of 50 feet. Paving and architectural coating activities would occur for approximately 3 months and would require the use of cement/mortar mixers, paving equipment, a roller, a tractor, and an air compressor. Noise levels from these types of construction equipment ranges from 73 dBA Leq to 75 dBA Leq at a reference distance of 50 feet.

As stated above, there would be no excavation for the new retail building. The new retail building would not require drilled columns for foundations or substantial paving. Therefore, the majority of the equipment would be used for construction of the new tower, which would be located on the southern end of the site, approximately 150 feet from the Skyline Condominiums and approximately 160 feet from the Metropolitan Apartments. For the purposes of the excavation, foundation, and building construction noise analysis, it is assumed that equipment would be used at the closest distance to the Skyline Condominiums and the Metropolitan Apartments, as explained below. This would be a conservative assumption as construction equipment would likely not be used simultaneously at the closest distance. Therefore, excavation, foundation, and building construction noise levels would likely be lower than indicated herein.

Stationary equipment, such as cranes, pumps, and air compressors would be stationed away from the Skyline Condominiums and the Metropolitan Apartments. Therefore, equipment associated with excavation, foundations, building construction, paving and architectural coating activities would generally be located 150 feet or more from the Skyline Condominiums and the Metropolitan Apartments. There may be occasional use of smaller

mobile equipment, such as an aerial lift and a forklift, near the new retail building. Therefore, the construction noise modeling assumes the use of two forklifts as close as 30 feet from the Skyline Condominiums for an in-air distance of approximately 38 feet to the third story, and an aerial lift and rough terrain forklift 25 feet and 50 feet further away, respectively. The results of this analysis indicate that construction of the tower as well as other phases of construction including excavation, foundations, building construction, paving and architectural coating activities would not exceed the threshold at the Skyline Condominiums and the Metropolitan Apartments given the greater noise attenuation distance of 150 feet and 160 feet, respectively.. Regarding Grand Hope Park, assuming construction equipment would be used simultaneously at a distance of 85 feet, the implementation of the noise barrier Project Design Feature would reduce excavation, foundations, building construction, paving and architectural coating activity noise levels to a less than significant level.

Construction Noise Summary. The results of the construction noise modeling for demolition, excavation, foundations, building construction, paving and architectural coating activities are summarized in **Table 2**, *Construction Noise Levels at Off-Site Sensitive Receptors*, with detailed modeling data provided in **Attachment A**.

In addition, the SCAQMD has established a threshold for localized CO emissions from Project-related traffic based on the potential to cause or contribute to an exceedance of the California Ambient Air Quality Standards (CAAQS) 1-hour or 8-hour CO standards of 20 or 9.0 parts per million (ppm), respectively.

Toxic Air Contaminants. The SCAQMD has established significance thresholds for toxic air contaminants (TACs), which are defined by the State of California as air pollutants that may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health. The thresholds are a maximum incremental increase in cancer risk of 10 in one million or a cancer burden greater than 0.5 excess cancer cases (in areas greater than or equal to 1 in 1 million) or an acute or chronic hazard index of 1.0. The assessment covers the nearest air quality sensitive receptors at Skyline Condominiums and the Metropolitan Apartments. Air quality sensitive receptors located at further distances from the Project Site would have less impacts than assessed herein.

Project Design Features

The Project would commit to using cleaner construction equipment that meets the U.S. Environmental Protection Agency (USEPA) and California Air Resources Board (CARB) Tier 4 emissions standards for off-road equipment rated 50 horsepower or greater. The State of California has already adopted regulations that require construction contractors to replace older, higher-emitting construction equipment with equipment that meet the Tier 4 emission standards. By 2023, large and medium construction fleet operators are required to fully implement the regulation and use equipment that meet the Tier 4 standards. The Project would commit to early implementation of this State regulation for this Project by using Tier 4 equipment rated 50 horsepower or greater. The use of Tier 4 equipment is incorporated into this air quality assessment.

Impact Analysis

Regional Air Quality

Construction. The focus of the regional air quality analysis for Project construction is determining if construction of the Project would have the potential to generate temporary criteria pollutant emissions above the regional significance thresholds for construction. Construction emissions would be generated through the use of heavy-duty construction equipment, through vehicle trips generated from workers and haul trucks traveling to and from the Project Site, and through building activities and various soil-handling.

ESA received information from the Applicant's construction management firm regarding the estimated duration, the number of types of heavy-duty construction equipment, and amounts of materials imported and/or exported during each construction phase (see Attachment C, Construction Scenario). The individual construction phases of building construction, paving, and architectural coatings potentially overlap and the maximum daily emissions include these overlaps by combining the relevant construction phase emissions. The maximum daily emissions are predicted values for a representative worst-case day and are compared with SCAQMD established regional significance thresholds.

The maximum daily construction emissions were modeled using the California Emissions Estimator Model (CalEEMod) (Version 2016.3.2) software. CalEEMod was developed in collaboration with the air districts of California. Regional data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) have been provided by the various California air districts to account for local requirements and conditions. The model is

February 1, 2018

City of Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

RE: Project Name: 949 S. Hope St.

Project Address: 950 S. Flower St. and 949 S. Hope St., Los Angeles, CA 90015

To Whom This May Concern:

On behalf of the Fashion Institute of Design and Merchandising (FIDM), I am pleased to express FIDM's support of Forest City's proposed 949 S. Hope St. project (referred to in this letter as "the Project"). The developer has advised us that the Project will include both a residential and commercial retail component, thus continuing the revitalization and economic development we have seen taking place in downtown Los Angeles. The Project could provide much-needed housing around our campus that can serve our students, faculty, and staff. We are also hopeful that the Project will create ground floor retail on Hope Street that will activate the pedestrian realm around our building, including the approximately 2.5-acre, privately maintained public open space located adjacent to our campus known as Grand Hope Park.

As you consider this Project, FIDM would like to make two requests. First, with more pedestrian activation on the street level, we would kindly request that the City consider a mid-block crosswalk between the Project and Grand Hope Park that could be used by FIDM students and that would increase connectivity and pedestrian safety.

Second, FIDM recognizes that residents of the Project will frequently utilize the existing open space resources at Grand Hope Park for active and passive recreation, further to the original vision of the park serving the then-existing and future residential development around FIDM's campus. As such, FIDM is supportive of investing any required Quimby Fees or other in-lieu park fees payable by the Project into capital improvements for Grand Hope Park, rather than collecting such funds for general park purposes or requiring dedications of new park land elsewhere. Indeed, at the time that CRA/LA-DLA elected to transfer the fee interest in Grand Hope Park to the City, rather than FIDM, one of the stated reasons was to permit this very type of investment of Quimby Fees into the park, and we have anxiously awaited the first new project to come online and contribute such funding. Reinvesting these impact fees within the immediate neighborhood makes sense, given that Grand Hope Park will be directly and immediately impacted by the increased residential density across the street. The Park was originally constructed in 1992 and there are a number of needed capital improvements including drainage, landscaping and electrical work. FIDM, through its role on the Board of Directors of Grand Hope Park, Inc., would be happy to share the park's near-term and long-term capital improvement plans with any interested parties to show how the Project and Grand Hope Park could work collaboratively to enhance this community resource, both aesthetically and functionally.

Fashion Institute of Design & Merchandising

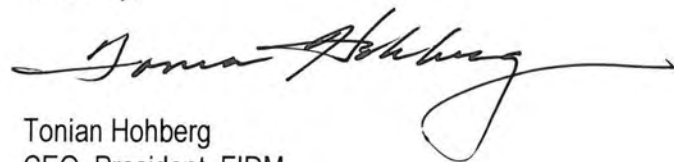
213.624.1200 | 919 South Grand Avenue, Los Angeles, California 90015

Los Angeles | San Francisco | Orange County | San Diego

FIDM

Please feel free to reach out if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Tonian Hohberg", with a long horizontal flourish extending to the right.

Tonian Hohberg
CEO, President, FIDM



William Hughen <william.hughen@lacity.org>

Hearing Notice | ZA-2017-4610-CU-MCUP-SPR

William Hughen <william.hughen@lacity.org>

Tue, May 29, 2018 at 1:34 PM

Bcc: Yolita Dines <yolitad@creedla.com>, CREEDLA <creedla@creedla.com>, Charlie Carnow <ccarnow@unitehere11.org>

Per your request please see the attached notice for Case No. ZA-2017-4610-CU-MCUP-SPR.

Feel free to let me know if you have any questions.

Thanks -

-Will



Will Hughen, Planning Assistant
Department of City Planning

T: (213) 978-1182

E: william.hughen@lacity.org

200 N. Spring St., Room 763

Los Angeles, CA 90012



 **ZA-2017-4610 Hearing Notice_.pdf**
156K



William Hughen <william.hughen@lacity.org>

Email Notifications: 949 South Hope Street

3 messages

CREEDLA <creedla@creedla.com>

Wed, Feb 21, 2018 at 11:52 AM

To: "william.hughen@lacity.org" <william.hughen@lacity.org>

Cc: CREEDLA <creedla@creedla.com>, Yolita Dines <yolitad@creedla.com>

Re: ZA-2017-4610CU-MCUP-SPR
ENV-2017-3933-CE

Dear Will,

Please add the following email addresses to your notifications for the project referenced above:

creedla@creedla.com

yolitad@creedla.com

Thank you for your assistance this morning.

Regards,

Yolita Dines

William Hughen <william.hughen@lacity.org>

Wed, Feb 21, 2018 at 1:08 PM

To: CREEDLA <creedla@creedla.com>

Cc: Yolita Dines <yolitad@creedla.com>

Hi Yolita -

I have added you to our notification list. I will email you any future notices regarding this project.

Best -

Will

**Will Hughen, Planning Assistant**
Department of City Planning

T: (213) 978-1182

E: william.hughen@lacity.org

200 N. Spring St., Room 763

Los Angeles, CA 90012



[Quoted text hidden]

Yolita Dines <yolitad@creedla.com>
To: William Hughen <william.hughen@lacity.org>

Wed, Feb 21, 2018 at 1:22 PM

Thank you.

From: William Hughen [mailto:william.hughen@lacity.org]
Sent: Wednesday, February 21, 2018 1:09 PM
To: CREEDLA <creedla@creedla.com>
Cc: Yolita Dines <yolitad@creedla.com>
Subject: Re: Email Notifications: 949 South Hope Street

[Quoted text hidden]



William Hughen <william.hughen@lacity.org>

949 S. Hope St (ZA-2017-4610-CU-MCUP-SPR & ENV-2017-3933-CE) Hearing List

2 messages

Charlie Carnow <ccarnow@unitehere11.org>

Wed, Feb 14, 2018 at 3:21 PM

To: william.hughen@lacity.org

Hi William,

Thanks for the conversation today and the update that the February 21st hearing referenced here (<https://planning.lacity.org/InternetCalendar/pdf.aspx?Id=59786>) is no longer scheduled.

Please put me on the list for hearings/decision letters on this project.

Regards
Charlie Carnow

William Hughen <william.hughen@lacity.org>

Tue, Feb 20, 2018 at 8:12 AM

To: Charlie Carnow <ccarnow@unitehere11.org>

Charlie -

I have added you to the notification list for future hearings and decision letters regarding this project.

Please feel free to reach out with any additional questions.

Thanks !

-Will



Will Hughen, Planning Assistant
Department of City Planning

T: (213) 978-1182
E: william.hughen@lacity.org
200 N. Spring St., Room 763
Los Angeles, CA 90012



[Quoted text hidden]



William Hughen <william.hughen@lacity.org>

Hearing Today on 949 S Hope St

1 message

Donald Spivack <dona1d.spivack@gmail.com>

Wed, Jun 27, 2018 at 10:57 AM

To: William.hughen@lacity.org

Cc: "Hernandez, Sara" <Sara.Hernandez@dlapiper.com>

Will

My name is Donald Spivack, I am President of the Homeowners Association for the Skyline Condominium at [600 W 9th St](#) in downtown LA, adjacent to the proposed 949 S Hope Project. A few of our owners are expected to speak today at the hearing, at which I am not able to be present.

I did want to confirm for the record that Forest City outreached to our Association Board concerning the proposed project starting last year. We have as a Board not yet taken a formal position on the proposed project but have started a dialogue on issues that we, and several of our owners, would like to see addressed as the project moves forward; I expect those speaking today will raise several of those issues.

Thanks for your attention.

Donald R. Spivack

Narain Ken
Skyline #9.

Findings required:

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

2. that the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and

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

Issues:

No grounds for the TOR. They haven't explained how many units will use them, why they need it, or any details at all. Do they want the permit to use the building as a hotel, some sort of corporate apartments, Airbnb? They should have to explain what they would do with the permit, because we certainly have a right to know what they're asking and what they want to do. Their forum said they didn't have any plans to use these as transient occupancy, so if they're not going to use it then of course it should be denied. Their permit application itself is deceptive in that it doesn't clearly state that they're asking for TORs for the Met as well. That's potentially a very substantial change to the building, but it's barely even mentioned in their entire application.

Without knowing anything about either of these proposed uses, it's impossible to determine how the project meets the CUP requirements because we can't know whether they will enhance the environment, they're compatible with and not adversely affect adjacent properties and the neighborhood, or whether it substantially conforms to the plan. There's literally just no information about it at all, because it's contrary to the uses that they did put in there.

Parking. They are basically not adding any real spots. I'm all in favor of relaxed parking requirements, but they're adding roughly 300 residents and only adding like 15-20 spots from restriping. If downtown wants to move to no parking requirements that's fine, but they haven't, and nearby parking rentals have become prohibitively expensive. Maybe these residents will be able to afford it, but the people at Skyline and the Met may be the ones getting pushed out of their parking rentals at nearby lots as prices go up.

They've also put in absolutely no affordable housing, and it seems like they've gone to some lengths to avoid having any affordable housing. That's also absolutely their right, but it does weigh against giving them all of these permits that they are not otherwise entitled to receive.

Liquor permits. Looking at the proposed building, the one restaurant/bar with full liquor looks fine, but it has storage issues. It's unclear from looking at the building plan how they will actually be able to keep their trash in the proposed location because of how far it is, but more importantly, the logistics of delivery don't seem feasible. Just the length of the driveway and the distance from the delivery area to the restaurant seem entirely impractical. What's actually going

2nd floor
entrance

✓



Henry Chu <henry.chu@lacity.org>

Case No. 2017-4610-CU-MCUP-SPR

1 message

Curry, John (US - Boston) <jocurry@deloitte.com>

Thu, Jul 5, 2018 at 8:53 AM

To: "henry.chu@lacity.org" <henry.chu@lacity.org>

Cc: Kristine E Dillon <kedillon@mit.edu>, "javier_avitia@yahoo.com" <javier_avitia@yahoo.com>

Dear Mr. Chu.

I write on behalf of my wife (Dr. Kristine E. Dillon) and my son (Patrick Dillon Curry) to express our concerns over Forrest City's planned development on Hope Street next to the Skyline Condominiums. Among the three of us, we own two units at the Skyline, #410 and #1007.

Let me first say that Kristine and I consider ourselves LA urban pioneers—we bought #410 in 1984!—and have been delighted with the evolution of downtown since, so much so that we bought our second unit just a few years ago. So we have been supporters and beneficiaries of development in the City, and South Park in particular. Our current concerns are more about the nature of the new development, and how the disruption of construction now right next door can be minimized. A list of particulars:

1. We are concerned about how late we residents of the Skyline were informed about the proposed development—this in spite of having a Forrest City representative on our Homeowners' board. Our concern here is with the developer, not the City.
2. We value the fact that DTLA is becoming a residential city—that our earlier "pioneer" hopes are being realized. We thus oppose the option that the newly proposed building function as short term rentals—essentially a hotel without the amenities and attendant neighbor-protecting zoning requirements.
3. Since the proposed project abuts our outdoor recreational areas and the foundation of our parking garage, we expect substantive noise mitigation measures to be developed, along with clear structural protections for the foundations of our building. We also expect an open review of the proposed development's parking allocations, the effect on congestion in the streets right around us, and compliance with zoning laws.
4. In general, we hope to preserve a reasonable measure of neighborhood peace and quiet during construction, while protecting the value of our substantial downtown investments in the near-and longer-term.

Thank you for hearing our concerns, and we look forward to participating in further public deliberations over this project.

Sincerely yours,

John R. Curry

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

v.E.1

UNITE HERE! Local 11

464 Lucas Ave., Suite 201 • Los Angeles, California 90017 • (213) 481-8530 • FAX (213) 481-0352

June 22, 2018

Zoning Administrator
c/o William Hughen, City Planner
200 North Spring Street, Room 763
Los Angeles, CA 90012

RE: Comments for 6/27/2018 Zoning Administrator Hearing regarding Project at 615 W. Olympic Blvd, 949 S. Hope St, 950 S. Flower St, 600 W. 9th St (ZA-2017-4610-CU-MCUP-SPR)

Sent Via email

Dear Zoning Administrator,

On behalf of 30,000 hospitality and restaurant workers represented by UNITE HERE Local 11 in Los Angeles, Orange County, and Arizona, and on behalf of local resident Antonio Mendoza (“Commenters”), we submit these comments with respect to the above-referenced project (“Project”) proposed by Forest City Southpark Two, LLC (“Applicant”). In addition to fulfilling integral roles in the local Los Angeles economy, many UNITE HERE Local 11 workers also live in the downtown area. We wish to advocate for responsible development in the downtown area and to ensure that new projects do not negatively impact the existing communities. We are concerned about this project as currently proposed. We recommend that the Zoning Administrator (“ZA”) hold the Project’s entitlements and urge that the Project’s impacts be thoroughly studied through a full Environmental Impact Report (“EIR”).

In lieu of providing the housing we need to address the housing crisis, we are concerned the project could expand the kind of short-term rental use the City is seeking to regulate. For reasons detailed in this letter, we are not comfortable with the actions requested including the Site Plan Review, Conditional Use Permit for Transient Residency Occupancy Structures (TORS), 20% reduction in parking requirements, the master conditional use permit for alcohol permits, and its environmental designation as a project exempt from CEQA.

Forest City is requesting a conditional use permit for a “transient occupancy residency structure” (“TORS”). According to a recent Department of City Planning report¹, the TORS designation “was established to allow for extended-stay hotels to include kitchens in the guest rooms, something otherwise not allowed.” Unfortunately, due to its broad definition, “the TORS designation can improperly lead to the ‘whole or partial conversion of existing apartment buildings currently providing important long-term housing to short-term rentals, which was not the original intent in creating the TORS use.”² The misuse of TORS to convert housing to short-term rentals or a dual-use system where apartments can be rented short-term or long-term is a recipe for continued high housing prices. When a recession hits and rent or apartment prices stay steady

¹ Second Supplemental Staff Report Relative to Proposed Short-Term Rental Ordinance, page 4-5.

² Ibid

or decrease, Forest could simply rent out the apartments short-term rather than cut the price and rent to a long term tenant. Accordingly, the pending homeshare ordinance bans conversions of residential units to TORs.³ This project violates that provision by demolishing 15 apartment units currently on the site and replacing them with TORS units.

Additionally, the project documents do not specify how many units will be TORs units or what percentage of the residents will be short-term tenants. Despite this, the Applicant is requesting the 20% parking reduction hotel projects receive, which it should not receive if the project is largely residential. On the other hand, if the developer is indeed providing largely short-term units (which would justify the parking reduction), then it is unclear how the project can claim to advance several objectives of the Central City Community Plan and City of Los Angeles General Plan related to housing including:

Objective 1-1 To promote development of residential units in South Park General Plan.

Objective 3.7- Provide for the stability and enhancement of multifamily residential neighborhoods.

General Plan Policy 3.7.1: Accommodate the development of multi-family residential units in areas designated in the community plans.

According to the justifications provided in Attachment A to the developer's planning application, the project meets Objective 3.7 by "adding new residential units to an area where high density residential is the expected use."⁴ However, if the building is largely for short-term tenants, these units cannot meaningfully be called residential units. Furthermore, under the justification for the Master Conditional Use Permit for Alcohol, the applicant claims that "by providing a mere 15 units on a parcel that is both envisioned to be constructed with more residential units and primed for transit oriented development, the [current] building is in effect contributing to the housing shortage in the neighborhood." The justification continues to state that the project would result in an increase "in available housing units in Los Angeles." However, if the building is largely a short-term rental building it cannot claim to materially increase housing units in Los Angeles.

Approval of the Project's requested site plan review, conditional use permit for Transient Occupancy Residency Structures, Zoning Administrator's Adjustment, Parking Reduction require the decision-maker to find that the project is in substantial conformance with the purposes, intent and provisions of the General Plan and applicable community plan. Given that the Project would **replace existing housing and replace it with short-term rental units, the Project does not substantially conform with the Central City Community plan.**

Furthermore, we object to the Master Conditional Use Permit requested for alcohol use. As the justification for the Master Conditional Use Permit admits, there is an

³ Council Action <http://clkrep.lacity.org/onlinedocs/2014/14-1635-S2_CA_05-04-2018.pdf> Page 2.

⁴ Attachment A to Application, page 10.

“overconcentration” of alcohol uses in the area⁵. For that reason, it is particularly important that those who receive alcohol licenses in the area are appropriately vetted. The Master Conditional Use Permit would limit the ability of the public to do so and accordingly we ask that the applicant ask the restaurants that come in to apply for alcohol licenses.

Finally, we believe the designation of the project as exempt from CEQA is inappropriate. Further study is needed to determine if the proposed development would result in any significant impacts related to traffic, noise, and air quality, which would disqualify the project from the Class 32 categorical exemption. CEQA Guidelines § 15332(d). In addition, the impact of similar projects in the area may be significant, which would also disqualify the proposed project from receiving a Class 32 categorical exemption. CEQA Guidelines § 15300.2(b).

Finally, this commenter requests, to the extent not already on the notice list, all notices of CEQA actions, any approvals, Project CEQA determinations, or public hearings to be held on the Project under state or local law requiring local agencies to mail such notices to any person who has filed a written request for them. Please send notice by electronic or regular mail to: Charlie Carnow, 464 Lucas Avenue, Suite 201, Los Angeles, CA 90017, ccarnow@unitehere11.org.

Sincerely ,

Charles Carnow, Research Analyst
UNITE HERE Local 11

⁵ Attachment A to Application, Page 22

**Concerned Skyline Homeowners
600 W. 9th Street
Los Angeles, CA 90015**

15 June 2018

Councilmember José Huizar
14th District
councilmember.huizar@lacity.org

Katie Kiefer
DTLA Public Works Coordinator
Katie.Kiefer@lacity.org

Re: Forest City Development – 949 S. Hope Street

Dear Councilmember Huizar and Ms. Kiefer:

We are Skyline Homeowners who are concerned about the adverse impact that the referenced Forest City development will have on our quiet enjoyment. As you can see from the images attached as Exhibit A, Forest City's development is literally in our back yard.

We call upon Councilman Huizar, as our elected representative, and his office to intervene on our behalf to ensure that Forest City takes steps to mitigate the adverse impact to which we will be subjected during the 2-3 years of construction.

At present, the LA Department of City Planning has noticed a hearing for Wednesday, 27 June 2018, to consider Forest City's development plan. Many of us will be present at that meeting, and we hereby designate Javier Avitia and Janet Kang as our spokespersons.

By our signatures below, we agree that the email Mr. Avitia sent to you on 12 June 2018 represents our views. A copy of this email is attached as Exhibit B. Similarly, by our signatures, we acknowledge that the Resolution (attached as Exhibit C) represents the list of remedial and compensatory measures we ask Forest City to undertake.






Sincerely,

Concerned Skyline Homeowners

Councilmember José Huizar
 Katie Kiefer ,DTLA Public Works Coordinator
 Re: Forest City Development – 949 S. Hope Street
 15 June 2018

CASE NO: ZA-2017-4610-CU-MCUP-SPR

Please only sign it if you are a homeowner or an authorized agent of a homeowner at Skyline Condominiums. Thank you.

Name	Signature	Floor #	Email Address
Javier Avitia		414	javier_avitia@yahoo.com
Leticia Avitia		414	leticia.avitia@yahoo.com
Deborah Racine	 1406	1406	deborahracine@hotmail.com
Norman Racine	 1406	1406	NRACINE@me.com
Janet Kang		515	janetk80@gmail.com
Steve Ploehn	Steve Ploehn /s/		ploehn@aol.com
Kristine Dillon	Kristine Dillon /s/	1007	kedillon@mit.edu
John Curry	John Curry /s/	1007	
Patrick Dillon Curry	Patrick Dillon Curry /s/	410	
Kathryn McMahon	Kathryn McMahon /s/	1214	mcmahonjk@aol.com
John McMahon	John McMahon /s/	1214	
Lilly Morcos	Lilly Morcos /s/	210	reallylilly@gmail.com
Sandy Seeley Cortez	Sandy Seeley Cortez /s/	205	seelsan76@gmail.com
Chris Mark	Chris Mark /s/	110	chrisjmark@gmail.com
George Bogen	George Bogen /s/	1105	rohbogen@att.net
Laureen Roh	Laureen Roh /s/	807	

Councilmember José Huizar
 Katie Kiefer, DTLA Public Works Coordinator
 Re: Forest City Development - 949 S. Hope Street
 15 June 2018

CASE NO: ZA-2017-4610-CU-MCUP-SPR

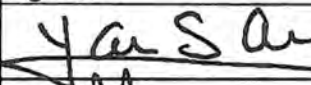

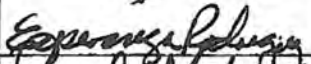
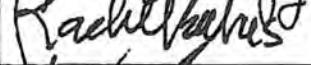

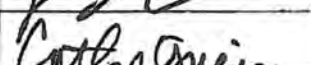
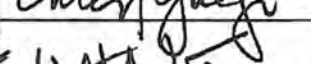









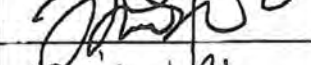
Please only sign it if you are a homeowner or an authorized agent of a homeowner at Skyline Condominiums. Thank you.

Name	Signature	Floor #	Email Address
GARABED MISSAELIAN		1115	PURE METAL @MINDERRING.COM
Ani Missaelian		1115	amissaelian@yahoo.com
ERIC DeWeese		403	ericdeweese@icloud.com
Chris DeWeese		403	cdeweese817@gmail.com
Elif Keles		#1209 and #1210	keleses9@gmail.com
Tim NORDQUIST		1001	A35492@fclwv.com
David Paz Saldan		#1209	paz4immigrationlaw@msn.com
STEPHANIE BADEN		#709	stephanie@jkbassoc.com
JAN BADEN		#709	jan@jkbassoc.com
Annie mark		110	anniedmark@gmail.com
Kim, Myong		306	lea.m.kim@gmail.com
Han, Brent		306	"
James Stack		1108	jstack120@gmail.com
Elsbeth Collins		1111	ecollins9@ca.rr.com
AMER HAZIZADEN		401	lookinamir@gmail.com
Sophy Rodi		705	sophyrodidi@att.net
Judi Rodal		412	Toshivan7@yahoo.com.jp

Councilmember José Huizar
 Katie Kiefer, DTLA Public Works Coordinator
 Re: Forest City Development – 949 S. Hope Street
 15 June 2018

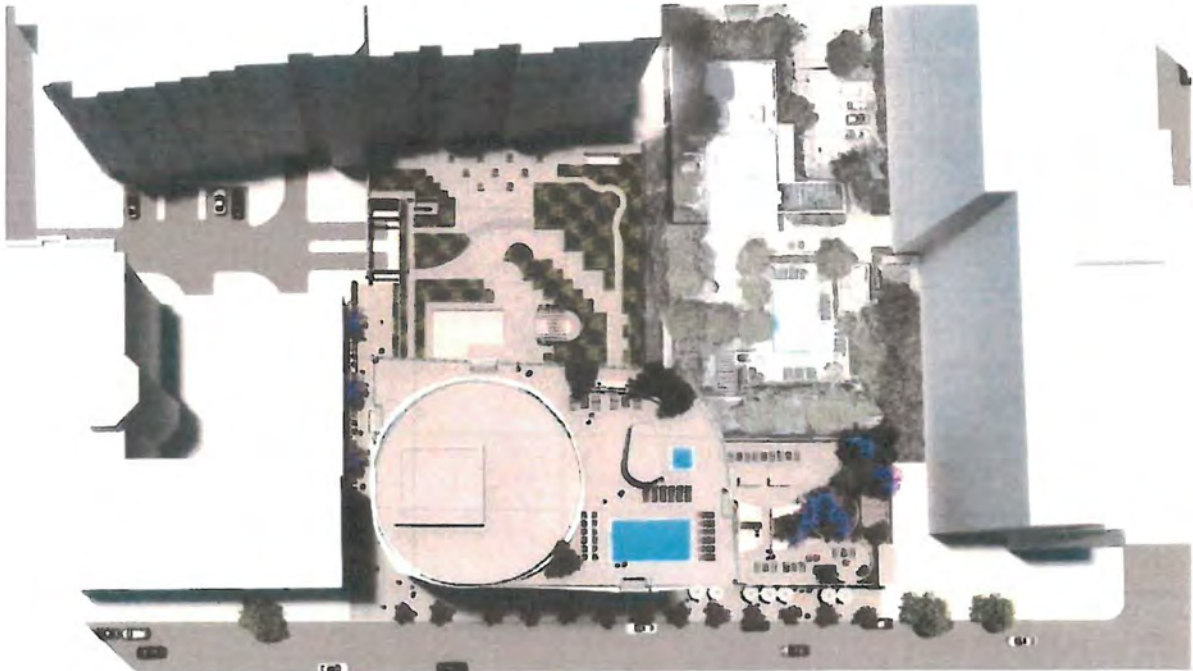
CASE NO: ZA-2017-4610-CU-MCUP-SPR

Please only sign it if you are a homeowner or an authorized agent of a homeowner at Skyline Condominiums. Thank you.

Name	Signature	Floor #	Email Address
YANG OH		413	Yanggun75@gmail.com
Steve Koo		1509	YKoo@AOL.com
ESPERANZA R.		1006	
Rachel Batris		504	rbatris1@yahoo.com
Daniel Seco		406	djoseph.seco@gmail.com
Cathy GRIEGO		814	cmgriego@hotmail.com
Yvette Nunez		814	nunezyvette@hotmail.com
David Chiang		1109	david.r.chiang@gmail.com
David Chiang		1109	david.r.chiang@gmail.com
Ismael Missaelian		1115	imissael@usc.edu
Tom Koo		507	tomkoo72@gmail.com
Heather Tanning		408	heathertanning@gmail.com
Crystal Chen		1008	Crystalbpd@gmail.com
Cindy Huang		1116	Cindy.Huang@gmail.com
Fianna Truong		1015	celine89-99@yahoo.com
David Wilton		716	DWBOKF@GMAIL.COM
Edwin Kim		509	edwinjk12@gmail.com

Councilmember José Huizar
Katie Kiefer ,DTLA Public Works Coordinator
Re: Forest City Development – 949 S. Hope Street
15 June 2018

EXHIBIT A



Councilmember José Huizar
Katie Kiefer ,DTLA Public Works Coordinator
Re: Forest City Development – 949 S. Hope Street
15 June 2018

EXHIBIT B

Subject: Forest City Southpark Two - 949 S. Hope Street
From: javier_avitia@yahoo.com
To: councilmember.huizar@lacity.org
CC: Joella.Hopkins@lacity.org; Katie.Kiefer@lacity.org; Edna.Degollado@lacity.org;
leticia.v.avitia@gmail.com; cavitia3@gmail.com; javier.a.avitia@gmail.com
Date: Tuesday, June 12, 2018, 5:49:56 PM PDT

Dear Jose, we own and live in a condo unit in the Skyline building (900 W. 9th Street), which is in your district. A week ago, all of the Skyline owners were blindsided by a Notice of Public Hearing regarding the application of Forest City Southpark Two to build a 27 story residential tower at 949 S. Hope Street. This is literally in our backyard, adjacent to our private patio and pool area. The hearing will take place at City Hall on 27 June at 12:30 PM, and I plan to attend.

We are not opposed to development in South Park. On the contrary, we welcome it and admire the construction all around us. However, the way Forest City Southpark Two handled the building permit process without consulting with Skyline owners in advance was reckless and in complete disregard of us as property owners.

Many other Skyline property owners share our reaction, although I speak only for myself and my family. We are extremely concerned about the adverse impact this construction will have on our building (dirt and dust) and our quiet enjoyment (noise, street closures and diverted traffic) during the two years of construction.

Please let me know your thoughts on what you, as our representative, can do to ensure that Skyline property owners are duly compensated for the loss of our quiet enjoyment and to ensure that the adverse impact on our property is mitigated. At a minimum, Forest City Southpark should be required to replace the windows in Skyline to reduce the noise coming from the construction site. Upon completion of the construction, in addition to general clean up to remove dirt and dust from Skyline's exterior surface and ventilation, Forest City Southpark Two should be required to repaint our building and restore our patio, pool and landscaping. These are just a few ideas, and I welcome yours.

My office number is 323-575-5412, and my mobile is 323-646-2536.

My best,
Javier Avitia
California State Bar #130559

Councilmember José Huizar
Katie Kiefer ,DTLA Public Works Coordinator
Re: Forest City Development – 949 S. Hope Street
15 June 2018

EXHIBIT C

RESOLUTION

Concerned Skyline Homeowners

Pre-Construction/Compensatory

Due before construction for the loss of use and quiet enjoyment and
Community concerns:

- Alter the site plan to include more parking, current plan wholly inappropriate and maybe unrealistic; it will cause problems in the community
- Alter the plan to address restaurant and retail deliveries, trash/recycling pickup on Hope Street impacts traffic flow, street and building cleanliness (restaurant grease; look at the impact of Panini Kabob Grill owned by Forest City) and the major increase of noise. Add tamper proof garbage cans (BID Big Belly), codify noise ordinance compliance in contracts, specify how services (trash pickup, grease retrieval, deliveries) will be handled to minimize impact to community.
- Skyline building windowpane replacement with double pane windows to reduce construction noise and dust on south side of building
- Upgrade recreation room to allow movie showings (to compensate for loss of pool/outside recreation facilities)
- Additional gym equipment (to compensate for loss of pool/outside recreation facilities)
- Modernize existing indoor sauna facilities (to compensate for loss of pool/outside recreation facilities)

Construction Stage

- No construction on Saturdays
- Construction during the week follows the Los Angeles Construction Noise ordinance *41.40 LAMC- Construction Noise*
- Mutually agreed and appointed structural engineer to assess Skyline structures that abut against the new development before and after construction.
Recommendations such as re-enforcing and/or protection against additional risks

Councilmember José Huizar
Katie Kiefer ,DTLA Public Works Coordinator
Re: Forest City Development – 949 S. Hope Street
15 June 2018

due to construction should be addressed and be the responsibility of the developer.

- Install sound and dust curtain around construction site
- Bi-monthly meetings between Forest City and Skyline representatives to address any new issues and compliance with any agreements.

Post Construction/Cleanup

- After construction, ventilation issues connected to massive amounts of dust need to be cleaned
- After construction, paint our building to match the neighboring buildings
- After construction, repair/replace damaged landscaping on the recreational level, waterproof pool area and planters
- New outside bbq's (less expensive than cleaning)
- Clean all windows in the entire building
- Improve security for areas connected to the Skyline (garage, recreation/park level). Prior experience with thieves entering from The Met through both levels (e.g., thieves cutting fence in parking and stealing bicycles)



William Hughen <william.hughen@lacity.org>

949 S Hope St | LOD

Brady, Andrew <Andrew.Brady@dlapiper.com>
To: William Hughen <william.hughen@lacity.org>

Fri, Oct 19, 2018 at 3:32 PM

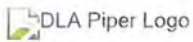
Will,

Here are the numbers you requested.

	Indoor Seating (square feet)	Outdoor Seating (square feet)
Retail 1	396 (5934sf)	87 (1310sf)
Retail 2	28(420sf)	68 (1018sf)
Retail 3	22(325sf)	15 (220sf)

Andrew Brady

T +1 213.694.3108
F +1 310.595.3406
E andrew.brady@dlapiper.com



From: William Hughen <william.hughen@lacity.org>
Sent: Wednesday, October 17, 2018 3:36 PM
To: Brady, Andrew <Andrew.Brady@dlapiper.com>

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

CASE #ZA-2017-4610-CU-MCUP-SPR. OFFICE & ZONING ADMINISTRATION HEARING ON JUNE 27, 2018.
PROPOSED FOREST CITY SOUTHPARK TWO LLC DEVELOPMENT.

TESTIMONY BY DAVID WOLFSON (TRUSTEE OF ANNETTE SOODHALTER TRUST). ACTIVE STAKEHOLDER
STATUS BASED ON OWNERSHIP OF UNIT #716 AT 600 W. 9th St, LOS ANGELES, CA 90015 (The Skyline
Condominium Building)

I speak today neither in opposition or support of the proposed Forest City Southpark Two LLC
development. Instead I speak as a property owner in The Skyline condominiums (600 W 9th St.) that does
have legitimate concerns regarding the development's impact on The Skyline property and its
homeowners and residents.

First, I will address Requested Action #4 regarding the operating hours of the three proposed
restaurants. Last Thursday, June 21st, Andrew J. Brady and Sara J Hernandez (DLA Piper LLP) acting as
representatives of Forest City Southpark Two made a presentation to The Skyline homeowners and
residents regarding the proposed development. Mr. Brady confirmed the current residential building
located at 949 S. Hope St, which is physically attached to The Skyline Garage building and pool deck, will
be demolished and replaced with a one-story podium building. The new structure will contain restaurant
space and a 2ND story roof deck. The deck will be at a similar height to The Skyline's pool deck area.

The requested restaurant operating hours of 7:00 a.m. to 2:00 a.m. I believe are excessive. The
proposed restaurant building will be located immediately to the rear of The Skyline building and pose a
potential noise disturbance issue. The current Skyline adjacent restaurant establishments serving
alcohol have shorter hours. For example, Panini Café (600 W 9th ST) operates 8:00 a.m. to 9:30 p.m.
Monday to Sunday. Faith & Flower (705 W 9th St) operates 11:30 a.m. to 11:00 p.m. Monday to
Thursday, 11:30 a.m. to 12:00 a.m. on Friday, 10:30 a.m. to 12:00 a.m. on Saturday, and 10:30 a.m. to
11:00 p.m. on Sunday. The beer and wine bar inside the Ralph's Fresh Fare market (645 W 9th St)
operates 11:00 a.m. to 10:00 p.m. Monday to Sunday. To minimize late-night disturbance to the Skyline
residents, the restaurant hours of operation granted to the Forest City Southpark development should
not extend later than 11:00 pm on Sunday to Thursday, and not later than 12:00 a.m. on Friday &
Saturday.

Mr. Brady and Ms. Hernandez during last Thursday's presentation stated that representatives of the City
of Los Angeles proposed the development's restaurant operation and seating be extended to the 2nd
floor podium deck. All the homeowners present at the meeting strenuously objected to allowing the
restaurants to operate on the podium deck. This area would be level and immediately adjacent to the
Skyline pool deck and recreation area (please see photos 1 & 2). As you can see in the photos, the
restaurant patrons would be only several yards from our pool area. The residents of the Skyline should
not be subjected to the noise and disturbance of a commercial establishment immediately adjacent to
our pool area. Our pool deck area is above street level to provide privacy for the residents and their
guests. The city should not grant a development and commercial use permit that would radically change
the environment and the privacy of our 2nd floor recreation area. The development's second floor
podium deck should be used as originally envisioned, an amenities and recreation area for the
development's residents. This intended use of the and 2nd floor podium would be consistent with the
Skyline's pool deck area and The Met apartments (950 S Flower St) recreation and amenities area which
is immediately to the south of The Skyline pool deck area.

I and my neighbors are also concerned regarding the proposed restaurants playing loud music in the
exterior areas. The residences in the Skyline structure do not have double pane windows. All loud

PH

exterior noises easily penetrate our residences. When I am in bed at night, I can hear every truck and motorcycle that drives past my bedroom. The Skyline residences immediately adjacent to the restaurant space should not be subjected to loud music. That concern would also extend to loud interior music if the restaurants had wall or window partitions that opened to the exterior area. The opening of wall and window partitions to exterior seating areas eliminates the containment of loud music to the interior. In effect, the music becomes exterior music at that point, with the same potential for disturbance. The playing of loud music at the proposed restaurant spaces should be curtailed and at minimum be consistent with the current residential noise ordinances for the City of Los Angeles.

Regarding Requested Action #5. The site plan review and issuance of permits should take into consideration the 949 S Hope St building is conjoined with The Skyline's garage building (see photo #3). There is no gap between the two buildings exterior walls or the second-floor pool deck (see photo #1). Demolition of the 949 S. Hope Building will structurally rip open the east side of The Skyline's garage building. The existing north wall of the 949 S Hope St building directly abuts The Skyline's south walkway to the Hope St fire exit (see photo #4). The pathway is only 4' 10.5" wide. It would be impossible to engage in construction on this wall without directly effecting this pathway area on The Skyline's property. The aforementioned north wall is located only 14' from The Skyline's first floor residences open air patios. One of the first-floor residents sitting outside enjoying their patio could be severely injured by an accident during the construction work happening a mere 14' away.

Returning to the issue of the proposed restaurant spaces, their exhaust systems should be placed in a location that minimizes the auditory and olfactory disturbance to The Skyline residences and pool deck area. Under no circumstances, should the exhaust systems be allowed to vent directly from the north wall at 949 S Hope St. or directly into The Skyline pool deck area. In accordance with the previously mentioned concern, the HVAC systems for the proposed development should be placed in a location that minimizes the auditory and exhaust impact on The Skyline Residences and pool deck area. The HVAC systems should not be placed in the aforementioned north wall or directly adjacent to the pool deck area.

As you see, the potential for damage and injury on The Skyline property is great. Forest City Southpark Two's zoning and development requests should not be approved and permits granted until a detailed cooperation agreement is negotiated between Forest City Southpark Two and The Skyline HOA Board. The City of Los Angeles should require Forest City Southpark Two to indemnify and provide liability insurance to The Skyline to protect for damage or injury caused by the proposed development before granting permission to proceed. I raise this issue because the draft cooperation agreement presented to The Skyline HOA Board by Forest City Southpark Two's representatives contains no mention of responsibility to indemnify The Skyline for Forest City Southpark Two's actions and those of its contractors, subcontractors, and vendors. The draft agreement has no clause stating that the developer is responsible for repairing damage caused to The Skyline Property. Additionally, before approval of the construction permits, the City of Los Angeles should verify there is an appropriate and legal safety plan to prevent The Skyline residents and guests from injury and potential damage to The Skyline's structures and property.

Thank you for letting me speak today. I do ask you to seriously consider the proposed development's direct impact on The Skyline property and act in a manner that consistently protects the homeowners and residents' rights and enjoyment of our property.



Henry Chu <henry.chu@lacity.org>

Case No. ZA-2017-4610-CU-MCUP-SPR

1 message

Eric Deweese <ericdeweese@icloud.com>

Thu, Jun 28, 2018 at 10:50 PM

To: henry.chu@lacity.org

Mr. Chu - My wife and I are residents, and owners, of a condominium in the Skyline building at [600 W 9th Street, LA](#). The proposed 27-story tower by Forest City development on adjoining property facing [949 S Hope Street](#) does give us pause.

For one thing, the proposed building will be almost twice the height of the other three buildings on the block. We will have to get used to a monolith overlooking our green space on the south side of Skyline, green space that includes a pool, hot tubs, BBQ grills, and picnic tables. These are amenities valued by Skyline residents. And, these are amenities that add value to our property.

We're also concerned about the dirt and noise the construction of the building will generate with the potential to foul condominiums, particularly those on the south side, as well as the aforementioned green space adjacent to the Hope Street construction site.

Because of the potential adverse effects of the proposed building on Skyline, and its residents and owners, both during construction and after, we urge you to carefully consider the proposed project. Representatives of Skyline owners and its home owners association will be making our concerns known. We ask you to carefully consider what they have to say on our behalf.

Chris and Eric DeWeese
Skyline #403
[600 W. 9th Street](#)
[Los Angeles CA 90015](#)



Henry Chu <henry.chu@lacity.org>

Case No. ZA-2017-4610-CU-MCUP-SPR

1 message

Els <ecollins9@ca.rr.com>
To: henry.chu@lacity.org

Sun, Jul 1, 2018 at 11:02 PM

Dear Mr. Chu,

I am a homeowner at Skyline Condominiums at 600 W. 9th St. My husband and I reside in unit 1111.

We are concerned about the upcoming construction of the tower adjunct to the Met building because we recognize that it will disrupt our enjoyment of the pool area for the approximately 26 months that the Forest City representatives indicated construction will take. In addition, the shadowing of the new building will significantly impact the residents on the south side of the building.

My husband is 91 and the thought that he won't really enjoy the pool area for the next two years seems cruel.

In addition, I have strong concerns about the possibility that restaurants will be sought as tenants in the Hope Street ground level retail stores. Noise and poor ventilation issues from the Panini Restaurant have plagued the folks on the north side of the Skyline complex for years.

The application for TORS rating of the building concerns us particularly. Our neighborhood, with the bucolic Hope/9th St. Park currently manages the flow of people well but would be very different should we be faced with a hotel-like structure adjacent to the park.

In addition, there has been no formal orientation about this building project until the visit from the FC lawyers in the week of June 25th. Prior to that some of the homeowners had discussed an article that appeared in a digital DTLA paper but we were not informed about the building in a formal way by our Board of Directors. The first notification most homeowners received was the notification about the Planning hearing at City Hall on 6/27. I was unable to attend due to my work schedule, but have been updated by active community members.

I and others have significant concerns about the fact that Cesar Landa, the property manager for the Met property was suddenly interested in being elected to the board about two years ago. Many of us expressed concern and now in hindsight, those concerns were more than legitimate. It is my opinion that his place on the board is completely inappropriate and he should be removed.

Thank you for collecting the information from our residents in the Skyline building. Please feel free to contact me if you need any additional information.

Best,

Elsbeth M. Collins
Cell 213-948-6782



Henry Chu <henry.chu@lacity.org>

Case No. ZA-2017-4610-CU-MCUP-SPR

2 messages

Deborah Racine <deborahracine@hotmail.com>
To: "henry.chu@lacity.org" <henry.chu@lacity.org>

Mon, Jul 2, 2018 at 4:30 PM

Henry

Good afternoon. I understand there is a TFAR program that allows an existing building to see their floor area rights to developers. What is the Skyline condominiums, 600 W9th Street, Los Angeles, CA, 90015 allowable floor area space? Can you tell me if the Forest City development will require floor space or air space to build their new building at 646 South Hope Street? If so, can you provide me with the documents requesting the floor space request?

Also, as I recall, you asked the Forest City legal team about where and how the restaurant deliveries were going to take place. Their answer was on Olympic Boulevard. We live on the north side of the Skyline condominium building, 9th street between Flower and Hope Streets. Our Skyline retail, Starbucks and Panini Kabob Grill is owned by Forest City. Directly across the street is Ralphs supermarket. Olympic Blvd is too far for the delivery driver to park and deliver the goods to the restaurants proposed in the new one story building associated with 694 S Hope Street. It is a shorter distance from the north side of the building, 9th and Hope, than Hope and Olympic Blvd. I have written letters and emails to Ralphs and Forest City asking that the deliveries take place within the hours of the LA City Noise Ordinance. I have over one years worth of photographs demonstrating deliveries that have taken place in the middle of the night and certainly before 7:00 a.m. I am on first name basis with the officers at the LAPD Noise Enforcement division. Finally, the deliveries are "under control". I would ask that you take my experience into consideration when you are evaluating the new Forest City development which I fully endorse.

Thank you.

Sincerely

Deborah Racine
(310)993-6511

Deborah Racine <deborahracine@hotmail.com>
To: "henry.chu@lacity.org" <henry.chu@lacity.org>
Cc: Katie Kiefer <katie.kiefer@lacity.org>, Javier Avitia <javier_avitia@yahoo.com>

Mon, Jul 2, 2018 at 5:29 PM

Henry

Correction - 1st line - "allows an existing building to sell their floor area rights to developers".

Deborah

Begin forwarded message:

From: Deborah Racine <deborahracine@hotmail.com>
Subject: Case No. ZA-2017-4610-CU-MCUP-SPR
Date: July 2, 2018 at 4:30:25 PM PDT
To: henry.chu@lacity.org
[Quoted text hidden]



Henry Chu <henry.chu@lacity.org>

Case No. ZA-2017-4610-CU-MCUP-SPR

1 message

Christopher Mark <christopher.mark.2008@anderson.ucla.edu>
To: henry.chu@lacity.org

Mon, Jul 2, 2018 at 5:36 PM

Dear Mr. Chu,

I'm writing to you to express my concern about Forest City's development at [949 South Hope Street](#). While I love Downtown Los Angeles's revitalization I am concerned about their willingness to work with their neighbors. I hope Forest City alleviates my worries in the future and works with the skyline owners and other building's owners in the general vicinity to ensure a smooth beautification of the block with as little disturbance/detrimental impact as possible.

Sincerely,
Chris Mark



Henry Chu <henry.chu@lacity.org>

Case No. 2017-4610-CU-MCUP-SPR

1 message

Curry, John (US - Boston) <jocurry@deloitte.com>

Thu, Jul 5, 2018 at 8:53 AM

To: "henry.chu@lacity.org" <henry.chu@lacity.org>

Cc: Kristine E Dillon <kedillon@mit.edu>, "javier_avitia@yahoo.com" <javier_avitia@yahoo.com>

Dear Mr. Chu.

I write on behalf of my wife (Dr. Kristine E. Dillon) and my son (Patrick Dillon Curry) to express our concerns over Forrest City's planned development on Hope Street next to the Skyline Condominiums. Among the three of us, we own two units at the Skyline, #410 and #1007.

Let me first say that Kristine and I consider ourselves LA urban pioneers—we bought #410 in 1984!—and have been delighted with the evolution of downtown since, so much so that we bought our second unit just a few years ago. So we have been supporters and beneficiaries of development in the City, and South Park in particular. Our current concerns are more about the nature of the new development, and how the disruption of construction now right next door can be minimized. A list of particulars:

1. We are concerned about how late we residents of the Skyline were informed about the proposed development—this in spite of having a Forrest City representative on our Homeowners' board. Our concern here is with the developer, not the City.
2. We value the fact that DTLA is becoming a residential city—that our earlier "pioneer" hopes are being realized. We thus oppose the option that the newly proposed building function as short term rentals —essentially a hotel without the amenities and attendant neighbor-protecting zoning requirements.
3. Since the proposed project abuts our outdoor recreational areas and the foundation of our parking garage, we expect substantive noise mitigation measures to be developed, along with clear structural protections for the foundations of our building. We also expect an open review of the proposed development's parking allocations, the effect on congestion in the streets right around us, and compliance with zoning laws.
4. In general, we hope to preserve a reasonable measure of neighborhood peace and quiet during construction, while protecting the value of our substantial downtown investments in the near-and longer-term.

Thank you for hearing our concerns, and we look forward to participating in further public deliberations over this project.

Sincerely yours,

John R. Curry

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

v.E.1



William Hughen <william.hughen@lacity.org>

Project Site 949 South Hope Street

Joseph Mullins <jm@mullinsdesign.com>
To: william.hughen@lacity.org

Sun, Jun 3, 2018 at 1:44 PM

Good morning,

I have received a notice of public hearing for [949 S. Hope Street](#).

I see in the application that the existing building to be demolished is listed as a three story office building. This is not the case. The courtyard-facing side of the building is residential use, facing the adjoining pools.

Any resident who lives within this block—directly adjacent to the proposed construction-- might not understand the subject property is the mixed-use (but primarily residential) building facing them. This is the residential building which is physically accessed and rented as a part of the Met Lofts.

Having written these project descriptions myself for other projects, I would hypothesize that the calling this lower residential building an 'office building' was a calculated decision. This needs to be remedied and a correction sent out within the project radius.

My best,

Joseph Mullins

JOSEPH MULLINS

600 W. 9th St. #601

LOS ANGELES, CA 90015

jm@mullinsdesign.com

310 990 4600



William Hughen <william.hughen@lacity.org>

Case ZA-2017-4610-CU-MCUP-SPR

2 messages

Rob Kalonian <rskalonian@gmail.com>

Sun, Jun 3, 2018 at 7:31 PM

To: william.hughen@lacity.org

Dear Mr. Hughen,

Thank you for this public hearing notice for 949 South Hope Street.

I am unable to attend the hearing but am writing to express my support for the development of this 27-story residential tower with ground-floor commercial space.

This would be a welcome development for our neighborhood, and is my hope that the city will approve it.

If you'd like to speak with me further about the proposal, you can always reach me at this email address or at my home address below.

Thank you once again.

Regards,

Robert Kalonian
501 W. Olympic Blvd. #820
Los Angeles, CA 90015

William Hughen <william.hughen@lacity.org>

Mon, Jun 4, 2018 at 11:37 AM

To: Rob Kalonian <rskalonian@gmail.com>

Hi Robert -

Thank you for your comments - they have been added to the case file and will be forwarded to the decision maker for this case.

Best -

-Will



Will Hughen, Planning Assistant
Department of City Planning

T: (213) 978-1182

E: william.hughen@lacity.org

200 N. Spring St., Room 763

Los Angeles, CA 90012



[Quoted text hidden]



DLA Piper LLP (US)
550 South Hope Street
Suite 2400
Los Angeles, California 90071-2618
www.dlapiper.com

Andrew Brady
andrew.brady@dlapiper.com
T 213.694.3108
F 310.595.3406

February 8, 2019
VIA EMAIL

Will Hughen, City Planning Associate
Department of City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012
E: william.hughen@lacity.org

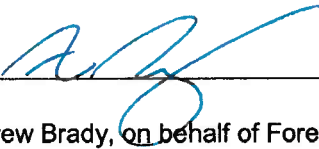
Dear Will,

DLA Piper is counsel for Forest City Southpark Two, LLP ("Forest City"), the applicant for the 949 S. Hope Street project, Planning Case No. ZA-2017-4610-CU-MCUP-SPR and Environmental Case No. ENV-2017-3933-CE ("Project"). On November 21, 2018, Skyline Owners Association filed an appeal of the City's November 7, 2018 approval of the Project. An appeal hearing is currently scheduled before the Central Area Planning Commission ("CAPC") on February 12, 2019.

Forest City requests a two-month continuance of the pending CAPC appeal hearing, to Friday April 12, 2019 or the first available CAPC hearing date thereafter. The parties are actively engaging in negotiations to resolve their disputes and settle the matter, which if successful would result in the withdrawal of the appeal.

We thank you for your time and consideration. Since the CAPC appeal hearing has been noticed, Forest City will appear and repeat the request for a continuance before the CAPC. We have conferred with counsel for the appellant Skyline Owners Association, who by their signature below confirms no objection to the continuance.

By:



Andrew Brady, on behalf of Forest City

Skyline Owners Association has no objection to the requested continuance:



For Skyline Owners Association



APC Central <apccentral@lacity.org>

949 Hope Street Project Site Hearing

Jose Tenorio <mrten0reo@gmail.com>
To: william.hughen@lacity.org, apccentral@lacity.org

Tue, Feb 12, 2019 at 10:43 AM

Greetings:

I'm writing because I am not able to attend today's meeting regarding the demolition and construction of the new building at the 949 Hope St. site. I have a few concerns regarding the construction and hope that you can provide more information.

* Section 12.24 W.24 (c) of LAMC: this allows transient occupancy in a residential structure and would like to know if this means a homeless shelter/housing would be constructed? I understand we have a housing shortage and a homeless epidemic but I would be oppose to having a shelter built close to my current residence.

* Is there a proposed start date for the demolition and construction? The property management company insist this project will not come to fruition but it looks like this will take place. The services we currently receive are sub-par and I would like to know what rights I have as a renter to endure the noise, debris, etc. as a result of the demolition and construction/

Any additional information you can provide would be greatly appreciated.

Thank you,

Jose Tenorio



APC Central <apccentral@lacity.org>

SUPPORT APPEAL, 949 South Hope Street, ZA-2017-4610-CU-MCUP-SPR-1A, ENV-2017-3933-CE

1 message

Casey Maddren <cmaddren@gmail.com>

Wed, Feb 6, 2019 at 9:46 AM

To: apccentral@lacity.org

Cc: william.hughen@lacity.org, ecamacho@loeb.com, ccarnow@unitehere11.org, javier_avitia@yahoo.com, leticia.avitia@yahoo.com, deborahracine@hotmail.com, kedillon@mit.edu, janetk86@gmail.com

Dear Mr. Hughen,

I am submitting the following letter in support of the appeal for the above referenced project. Please add me to the distribution list for this project as an interested party.

Also, could you please send a brief response to this message to indicate that these comments were received?

Thanks for your help.

Casey Maddren

2141 Cahuenga Blvd., Apt. 17

Los Angeles, CA 90068

February 6, 2019

Central Los Angeles Area Planning Commission &

Will Hughen, City Planning Associate

Department of City Planning

200 N. Spring St.

Los Angeles, CA 90012

Re: 949 South Hope Street, ZA-2017-4610-CU-MCUP-SPR-1A, ENV-2017-3933-CE

SUPPORT APPEAL

Dear Members of the Central Los Angeles Area Planning Commission,

I am writing in support of the appeal of the project proposed for 949 South Hope Street, ZA-2017-4610-CU-MCUP-SPR-1A, ENV-2017-3933-CE. The Department of City Planning's handling of this project is indefensible, and the blatant disregard shown for California State law is truly disturbing. Below are the reasons I believe the Central Los Angeles Area Planning Commission must uphold the appeal, so that the DCP can start over again with the approval process, this time acting in accordance with its obligations under CEQA.

This Project Is Not Exempt from CEQA

The notion that the construction of a 251,222 square-foot, 27-story tower with 236 units and 10,010 square feet of ground floor commercial restaurant space will have no significant impacts on the environment is absurd. It is clear that a project of this size has the potential to cause significant impacts in at least the following areas:

- Air Quality
- Greenhouse Gas Emissions
- Noise
- Public Services
- Transportation/Traffic
- Utilities/Service Systems

Beyond that, the consideration of a Master CUP is a discretionary action which automatically triggers CEQA. How can the DCP possibly argue that the project is exempt?

The decision to push this project forward under a categorical exemption is a glaring violation of CEQA.

The Applicant Has Not Even Clarified the Nature of the Project

While the project description says that this structure will contain 236 residential apartment units, at the same time the applicant is requesting that the building be awarded a Transient Occupancy Residential Structure (TORS) designation, which clearly shows the intention to offer units for short-term stays. Is this an apartment building or a hotel? No determination as to its environmental impacts can be made until this is clarified. Hotels operate on a different schedule than residential buildings, have the potential to use more water, require different services, and often host events that can disrupt the residential context. It is impossible to determine that this project is exempt from CEQA when the applicant has failed to clarify the building's use.

Greenhouse Gas Emissions

The demolition of the existing three-story office building and the construction of a 251,222 square-foot, 27-story tower with 236 apartment/hotel units and 10,010 square feet of ground floor commercial restaurant space will generate significant greenhouse gas emissions (GHGs). The operation of the residential tower/hotel will also generate environmentally significant quantities of GHGs. It is appalling that the DCP has chosen to pretend GHG impacts will not be significant.

Transportation/Traffic

On page 46 the staff report says:

"[...] The project is also located in proximity to a variety of transit connections within the Community Plan area. The site's proximity to transit lines as well as the location of a Metro Bike Station across Hope Street promote alternative modes of transportation."

The author has no data to support this assertion. The DCP has been arguing for at least 15 years that building high density structures near transit stops qualifies as transit-oriented development (TOD), but the Department has absolutely nothing to show in terms of results.

In fact, in spite of the DCP's claims to be encouraging TOD, transit ridership in Los Angeles has been declining steadily for years. In 2018 Metro ridership fell again, which makes 5 consecutive years of losses. Also in 2018, ridership fell for every Metro rail line except the Expo Line. Currently transit ridership in LA County (the area served by Metro) is lower than it was 30 years ago. In the City of LA, ridership on LADOT DASH busses has also been declining steadily.

In addition, the Metro Bike Program has failed to produce promised results, with fares being reduced last year in order to attract more riders. Metro is still debating adjustments to the system that could promote greater usage, but at this point there is no evidence to show that the Metro Bike Program has succeeded in getting people to ditch their cars for bikes.

The DCP can provide no evidence to support the claim that, "The site's proximity to transit lines as well as the location of a Metro Bike Station across Hope Street promote alternative modes of transportation."

Utilities and Public Services

On page 55 of the staff report, under Additional Mandatory Findings, DCP staff makes the claim that

"The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services given that the site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the

Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services."

This sweeping assumption is demonstrably false in many respects:

Bureau of Sanitation

The Bureau of Sanitation has been facing a number of challenges lately, and a project of this size will certainly further strain the Bureau's resources. It's important to point out that the City has seen an outbreak of typhus, which is the direct result of the Bureau's failure to keep Downtown streets free of garbage. Garbage draws rats, rats have fleas, and fleas can carry typhus. After the first outbreak last year the City responded with promises that trash would no longer pile up on Downtown streets. However, with new cases of typhus being reported in the LA area, Channel 4 news revisited those same Downtown streets and found them once again piled high with garbage.

Also, in light of the request for the TORS designation there's a clear possibility that this structure will be used as a hotel. Hotels can draw large numbers of visitors for conventions and often host special events, which will dramatically increase the amount of solid waste produced by this project. Approval of this project without even giving the Bureau of Sanitation the opportunity to review it is incredibly irresponsible.

Police

While violent crime declined by 8.3% in Central Division last year, it is still over 10% higher than 2015 levels. And property crime continues to rise, having risen over 25% since 2015. The LAPD is working hard to address crime in Downtown, but has limited resources and the Department is regularly assigning officers to work overtime. This is not sustainable. The addition of a residential/hotel tower with 236 units will definitely have an impact on the LAPD's already stretched resources.

Schools

The staff report says that the project can be adequately served by existing public services, including those offered by LAUSD. Really? This is laughable. With all the hype about the DTLA renaissance, the Downtown area does not offer a single LAUSD elementary school. Any parents with children between the ages of 5 and 11 would have to take their kids to Lincoln Heights to enroll them in a public school. The staff report is clearly incorrect when it states that this project can be adequately served by LAUSD.

It is shocking that the DCP has the gall to try to push this massive project forward under a categorical exemption. If the Commission hopes to maintain any semblance of credibility, its only choice is to uphold the appeal and direct the DCP to begin the environmental review process over.

Thank you for your time.

Casey Maddren

2141 Cahuenga Blvd., Apt. 17

Los Angeles, CA 90068



949 S Hope Appeal Comments Maddren 190206.pdf

18K

February 6, 2019

Central Los Angeles Area Planning Commission &
Will Hughen, City Planning Associate
Department of City Planning
200 N. Spring St.
Los Angeles, CA 90012

Re: 949 South Hope Street, ZA-2017-4610-CU-MCUP-SPR-1A, ENV-2017-3933-CE
SUPPORT APPEAL

Dear Members of the Central Los Angeles Area Planning Commission,

I am writing in support of the appeal of the project proposed for 949 South Hope Street, ZA-2017-4610-CU-MCUP-SPR-1A, ENV-2017-3933-CE. The Department of City Planning's handling of this project is indefensible, and the blatant disregard shown for California State law is truly disturbing. Below are the reasons I believe the Central Los Angeles Area Planning Commission must uphold the appeal, so that the DCP can start over again with the approval process, this time acting in accordance with its obligations under CEQA.

This Project Is Not Exempt from CEQA

The notion that the construction of a 251,222 square-foot, 27-story tower with 236 units and 10,010 square feet of ground floor commercial restaurant space will have no significant impacts on the environment is absurd. It is clear that a project of this size has the potential to cause significant impacts in at least the following areas:

- Air Quality
- Greenhouse Gas Emissions
- Noise
- Public Services
- Transportation/Traffic
- Utilities/Service Systems

Beyond that, the consideration of a Master CUP is a discretionary action which automatically triggers CEQA. How can the DCP possibly argue that the project is exempt?

The decision to push this project forward under a categorical exemption is a glaring violation of CEQA.

The Applicant Has Not Even Clarified the Nature of the Project

While the project description says that this structure will contain 236 residential apartment units, at the same time the applicant is requesting that the building be awarded a Transient Occupancy Residential Structure (TORS) designation, which clearly shows the intention to offer units for short-term stays. Is this an apartment building or a hotel? No determination as to its environmental impacts can be made until this is clarified. Hotels operate on a different schedule than residential buildings, have the potential to use more water, require different services, and often host events that can disrupt the residential context. It is impossible to determine that this project is exempt from CEQA when the applicant has failed to clarify the building's use.

Greenhouse Gas Emissions

The demolition of the existing three-story office building and the construction of a 251,222 square-foot, 27-story tower with 236 apartment/hotel units and 10,010 square feet of ground floor commercial restaurant space will generate significant greenhouse gas emissions (GHGs). The operation of the residential tower/hotel will also generate environmentally significant quantities of GHGs. It is appalling that the DCP has chosen to pretend GHG impacts will not be significant.

Transportation/Traffic

On page 46 the staff report says:

"[...] The project is also located in proximity to a variety of transit connections within the Community Plan area. The site's proximity to transit lines as well as the location of a Metro Bike Station across Hope Street promote alternative modes of transportation."

The author has no data to support this assertion. The DCP has been arguing for at least 15 years that building high density structures near transit stops qualifies as transit-oriented development (TOD), but the Department has absolutely nothing to show in terms of results.

In fact, in spite of the DCP's claims to be encouraging TOD, transit ridership in Los Angeles has been declining steadily for years. In 2018 Metro ridership fell again, which makes 5 consecutive years of losses. Also in 2018, ridership fell for every Metro rail line except the Expo Line. Currently transit ridership in LA County (the area served by Metro) is lower than it was 30 years ago. In the City of LA, ridership on LADOT DASH busses has also been declining steadily.

In addition, the Metro Bike Program has failed to produce promised results, with fares being reduced last year in order to attract more riders. Metro is still debating adjustments to the system that could promote greater usage, but at this point there is no evidence to show that the Metro Bike Program has succeeded in getting people to ditch their cars for bikes.

The DCP can provide no evidence to support the claim that, "The site's proximity to transit lines as well as the location of a Metro Bike Station across Hope Street promote alternative modes of transportation."

Utilities and Public Services

On page 55 of the staff report, under Additional Mandatory Findings, DCP staff makes the claim that

"The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services. The project site will be adequately served by all required public utilities and services given that the site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services."

This sweeping assumption is demonstrably false in many respects:

Bureau of Sanitation

The Bureau of Sanitation has been facing a number of challenges lately, and a project of this size will certainly further strain the Bureau's resources. It's important to point out that the City has seen an outbreak of typhus, which is the direct result of the Bureau's failure to keep Downtown streets free of garbage. Garbage draws rats, rats have fleas, and fleas can carry typhus. After the first outbreak last year the City responded with promises that trash would no longer pile up on Downtown streets. However, with new cases of typhus being reported in the LA area, Channel 4 news revisited those same Downtown streets and found them once again piled high with garbage.

Also, in light of the request for the TORS designation there's a clear possibility that this structure will be used as a hotel. Hotels can draw large numbers of visitors for conventions and often host special events, which will dramatically increase the amount of solid waste produced by this project. Approval of this project without even giving the Bureau of Sanitation the opportunity to review it is incredibly irresponsible.

Police

While violent crime declined by 8.3% in Central Division last year, it is still over 10% higher than 2015 levels. And property crime continues to rise, having risen over 25% since 2015. The LAPD is working hard to address crime in Downtown, but has limited resources and the Department is regularly assigning officers to work overtime. This is not sustainable. The addition of a residential/hotel tower with 236 units will definitely have an impact on the LAPD's already stretched resources.

Schools

The staff report says that the project can be adequately served by existing public services, including those offered by LAUSD. Really? This is laughable. With all the hype about the DTLA renaissance, the Downtown area does not offer a single LAUSD elementary school. Any parents with children between the ages of 5 and 11 would have to take their kids to Lincoln Heights to enroll them in a public school. The staff report is clearly incorrect when it states that this project can be adequately served by LAUSD.

It is shocking that the DCP has the gall to try to push this massive project forward under a categorical exemption. If the Commission hopes to maintain any semblance of credibility, its only choice is to uphold the appeal and direct the DCP to begin the environmental review process over.

Thank you for your time.

Casey Maddren
2141 Cahuenga Blvd., Apt. 17
Los Angeles, CA 90068