

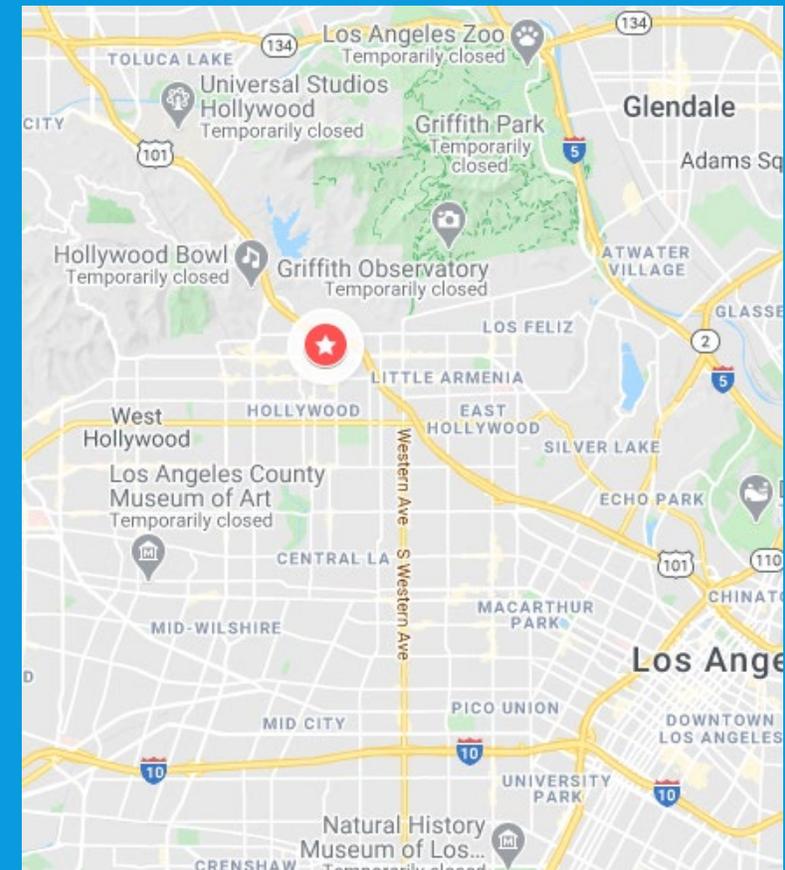
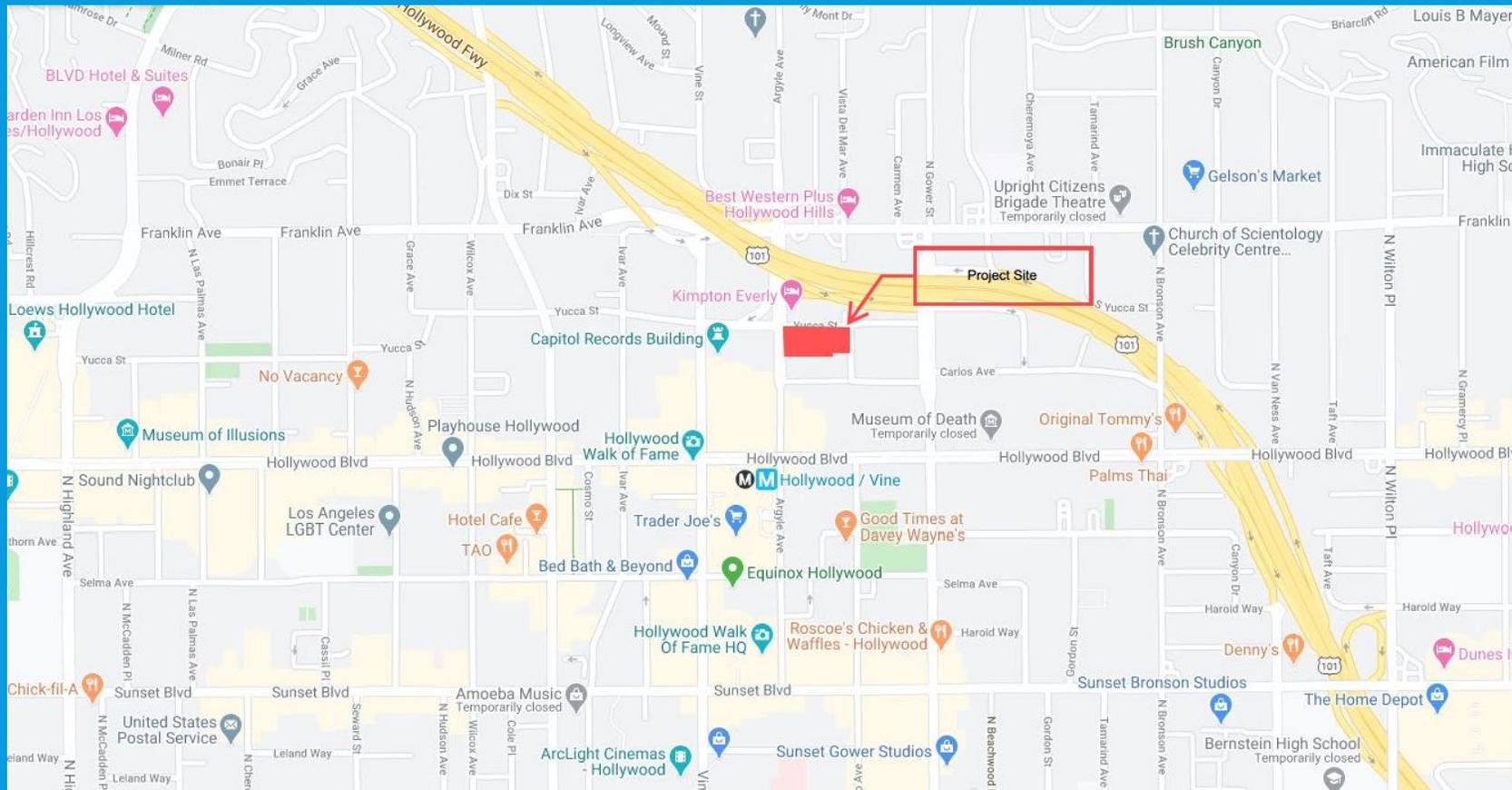
6220 YUCCA PROJECT

City Planning Commission Hearing
September 24, 2020

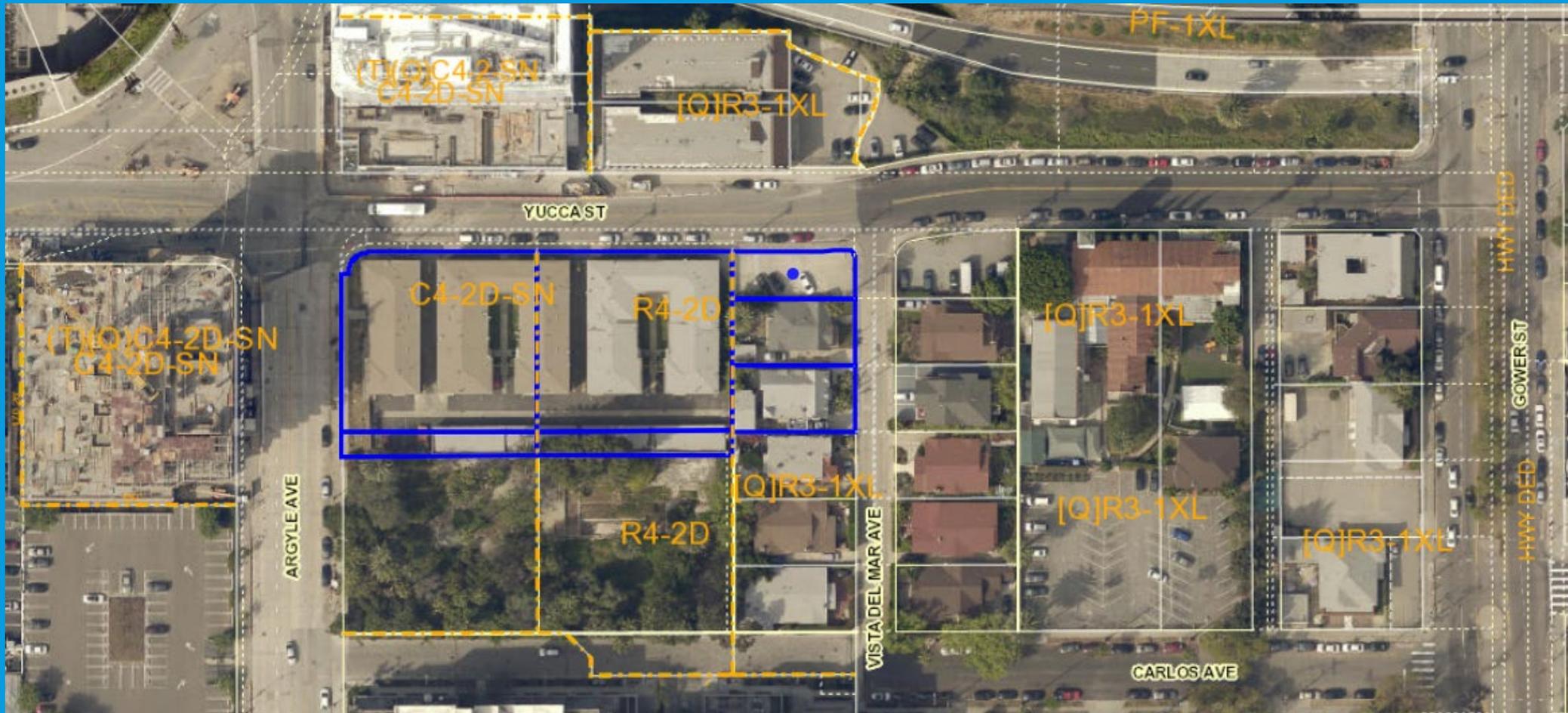
Case Nos: VTT-73718; CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR; ENV-2014-4706-EIR

Slide 1

SLIDE 2: PROJECT SITE



SLIDE 3: PROJECT SITE



SLIDE 4: DRAFT EIR PROJECT



SLIDE 5: FEEDBACK

- Add affordable housing
- Do not demo non-contributing residential buildings located in Vista Del Mar/Carlos Historic District
- Limit construction in Vista Del Mar/Carlos Historic District
- City Planning request to consider: (1) Alternative 2 as presented in the DEIR as Project; (2) preserving the residential buildings located in the Vista Del Mar/Carlos Historic District

SLIDE 6: MODIFIED ALTERNATIVE 2 FACTS

- Only one new mixed-use residential and commercial building.
 - Approximately 30 stories in height
 - 269 total new dwelling units
 - 17 new Very Low Income (VLI) affordable units
 - 252 new RSO units
 - Approximately 7,760 square feet ground floor restaurant and commercial uses
 - Floor Area Ratio: Approximately 6.6 : 1
- Preserves two existing non-contributing residences at 1765 and 1771 Vista Del Mar within Vista Del Mar/Carlos Historic District
- Replaces surface parking lot at the corner of Yucca Street and Vista Del Mar Avenue with public landscaped open space within Vista Del Mar/Carlos Historic District

SLIDE 7: MODIFIED ALTERNATIVE 2 ORIGINAL DESIGN



SLIDE 8: FEEDBACK ON MODIFIED ALTERNATIVE 2 ORIGINAL DESIGN

- Planning staff met with Urban Design Studio regarding original design of Modified Alternative 2 Project and issued the following design comments:
 - 360 Design:
 - Eliminate visual heaviness of podium and lack of integration with tower
 - Redesign large expanses of blank wall on south and east sides of podium
 - Add visual interest and variation to roofline
 - Pedestrian First:
 - Provide an enhanced pedestrian experience. Consider removing sidewalk bump-out and adding a passenger loading zone in lieu of on-street parking spaces
 - Trim driveway curb cut for parking access to minimum width possible
 - Climate-Adapted:
 - Provide enhanced indoor/outdoor spaces
 - Identify areas reserved for current or future solar panel installation

SLIDE 9: REDESIGNED MODIFIED ALTERNATIVE 2 – 360 DESIGN

- Base broken up with elements that are cohesive with tower
- Corner pedestrian plaza added
- Enhanced parking garage entry; living wall
- Primary corner reimagined including backlit art mural
- Inviting front entry
- Naturally ventilated garage with decorative screening (LEED compliant)



SLIDE 10: REDESIGNED MODIFIED ALTERNATIVE 2 – 360 DESIGN

- Green Walls facing historic district and new public open space
- Reimagined façade articulation
- Punched openings
- Materials and colors
- Cohesive façade treatment



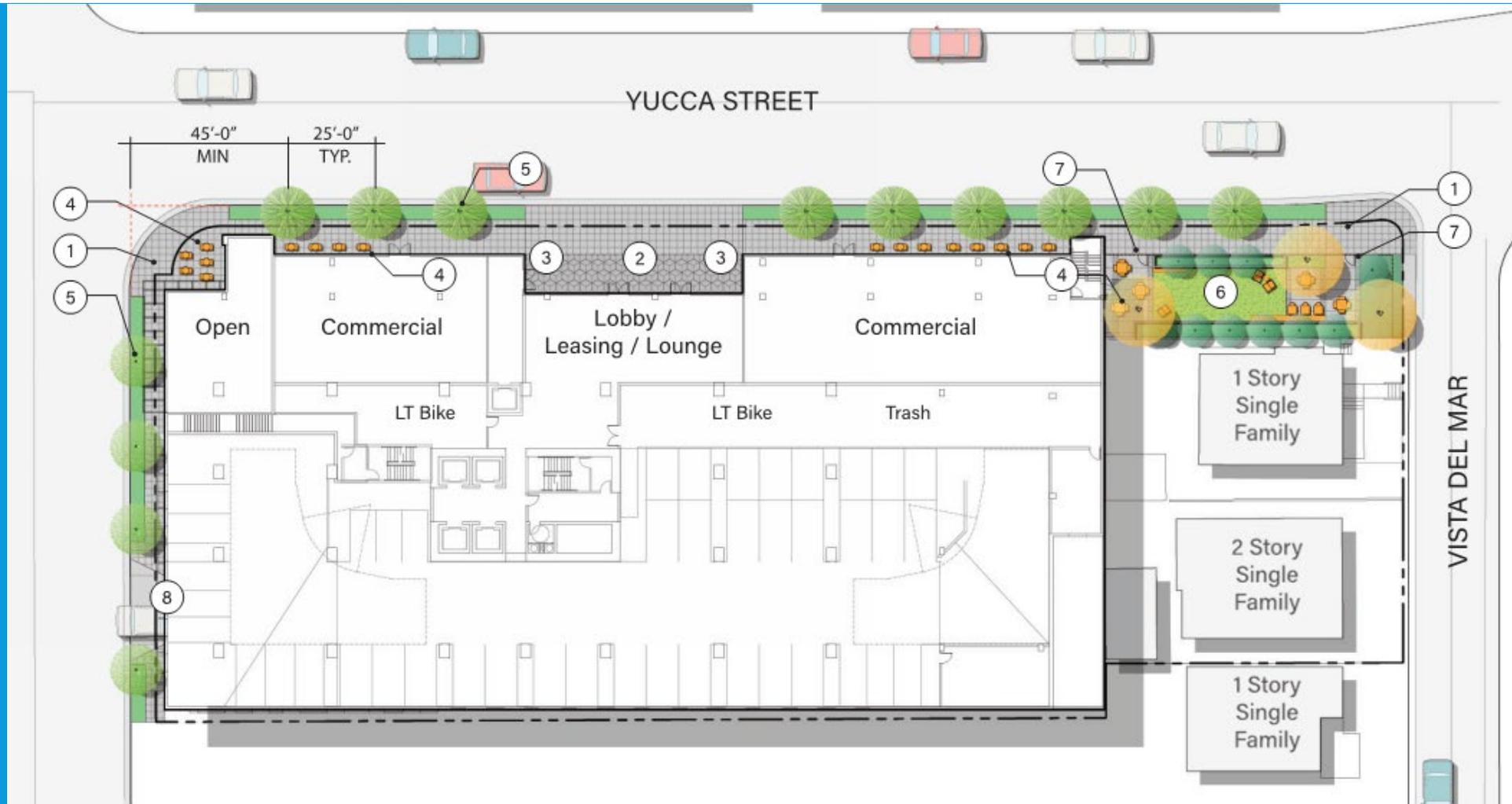
SLIDE 11: REDESIGNED MODIFIED ALTERNATIVE 2 – 360 DESIGN

- Reimagined roofline articulation
- Angled glass and lighter coloring
- Redesigned rooftop mechanical suite



SLIDE 12: REDESIGNED MODIFIED ALTERNATIVE 2 – PEDESTRIAN FIRST

- Drop off along Yucca removed
- Corner pedestrian plaza added at Yucca and Argyle intersection
- Public open space added at Yucca and Vista Del Mar intersection



SLIDE 14: REDESIGNED MODIFIED ALTERNATIVE 2 – CLIMATE ADAPTED

- Nano doors added to restaurants
- Vibrant storefronts
- Articulated awnings
- Enhanced lighting



SLIDE 15: REDESIGNED MODIFIED ALTERNATIVE 2 – CLIMATE ADAPTED PODIUM DECK



SLIDE 16: REDESIGNED MODIFIED ALTERNATIVE 2 – CLIMATE ADAPTED

- Podium landscaping reimagined
- Nano doors added to gym and lounge at podium level



SLIDE 17: REDESIGNED MODIFIED ALTERNATIVE 2 – CLIMATE ADAPTED

- Solar panels integrated into roofline
- Two tones of glazing added



SLIDE 18: COMPARISON



Original Modified Alternative 2



Redesigned Modified Alternative 2

SLIDE 19: ENVIRONMENTAL LEADERSHIP DEVELOPMENT PROJECT

- Minimum \$100M investment in California
- Create high-wage, highly skilled jobs meeting prevailing wage and living wage requirements
- Net zero greenhouse gas emissions
- LEED Silver Certification or better
- Transportation efficiency
 - Project reduces VMT by approximately 30.3% (minimum requirement is 10%)



SLIDE 20: SUSTAINABILITY FEATURES

- Exceeds Title 24 energy efficiency standards by a minimum of 5%
- Uses Energy Star-labeled products and appliances
- Uses LED lighting or other energy-efficient lighting technologies, such as occupancy sensors or daylight harvesting and dimming controls to reduce electricity use
- Reduces indoor water use by a minimum of 35%
- Reduces outdoor water use by a minimum of 50%
- Provides a minimum of 30 kilowatts of photovoltaic solar panels



SLIDE 21: HIGH-WAGE, HIGHLY SKILLED JOBS

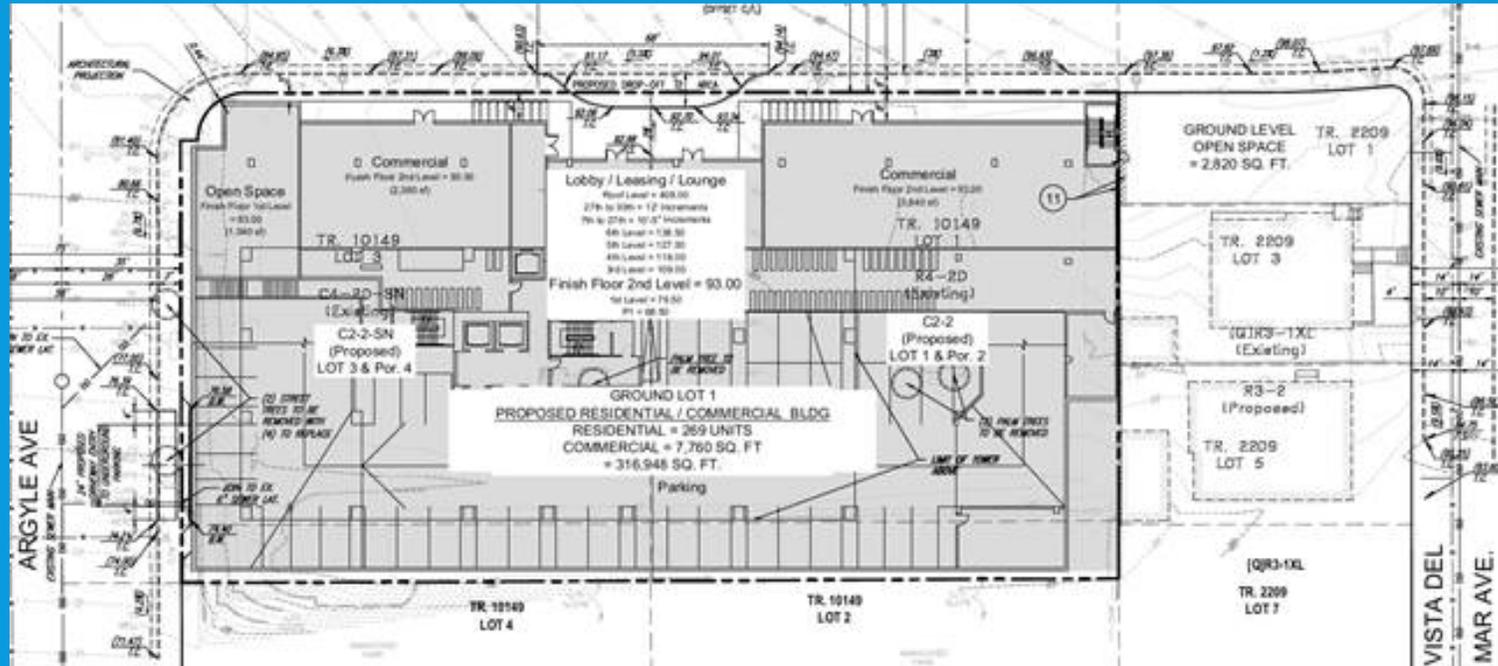
- Entered into a Project Labor Agreement in February 2017
- The Project Labor Agreement ensures the project will create high-wage, highly skilled jobs that pay prevailing and living wages
- The Project Labor Agreement also ensures the project's participation in the "Helmets to Hardhats" program to employ veterans



SLIDE 22: ENTITLEMENTS FOR MODIFIED ALTERNATIVE 2

- **Zone Change and Height District Change** from C₄-2D-SN to (T)(Q)C₂-2D-SN, from R₄-2D to (T)(Q)C₂-2D, and from [Q]R₃-1XL to (T)(Q)R₃-2D
- **Density Bonus Compliance Review** for a Housing Development Project totaling 271 dwelling units and reserving 8 percent (17 dwelling units) as Very Low Income Restricted Affordable Units, and one On-Menu Incentive to permit a ten percent increase in the allowable floor area
- **Master Conditional Use Permit** to allow for the sale and dispensing of alcohol for on-site consumption at three establishments
- **Conditional Use Permit** for live entertainment and dancing
- **Site Plan Review** for a development project which creates over 50 dwelling units
- **Vesting Tentative Tract Map** for the merger and re-subdivision of four lots

SLIDE 23: VESTING TENTATIVE TRACT MAP NO. 73718



- Modified Alternative 2: Vesting Tentative Tract Map for merger and resubdivision of four lots into one master ground lot for condominium purposes and five airspace lots
- Proposed Haul Route for export of approximately 23,833 cubic yards of soil

SLIDE 24: TECHNICAL MODIFICATIONS TO CONDITIONS

- CPC Case Conditions of Approval: Correct various reference to “Exhibit A” plan set to correct date to 9/11/2020 plan set
- Q Conditions: Remove inadvertent reference to residential hotel conversion ordinance under LAMC Section 47.07

SLIDE 25: ADDITIONAL REQUESTED MODIFICATIONS TO CONDITIONS

- **VTTM BOE Conditions**: Eliminate sidewalk easement requirement in BOE condition nos. 1, 2, and 7 and Standard Condition S-3(i)
 - Conditions require sidewalk easements and improvements on Project Site adjacent to Yucca and Argyle where existing public ROW meets Mobility Plan standards. This is prohibited LAMC Sec. 12.37-A.5

SLIDE 26: THANK YOU!