

6220 YUCCA PROJECT

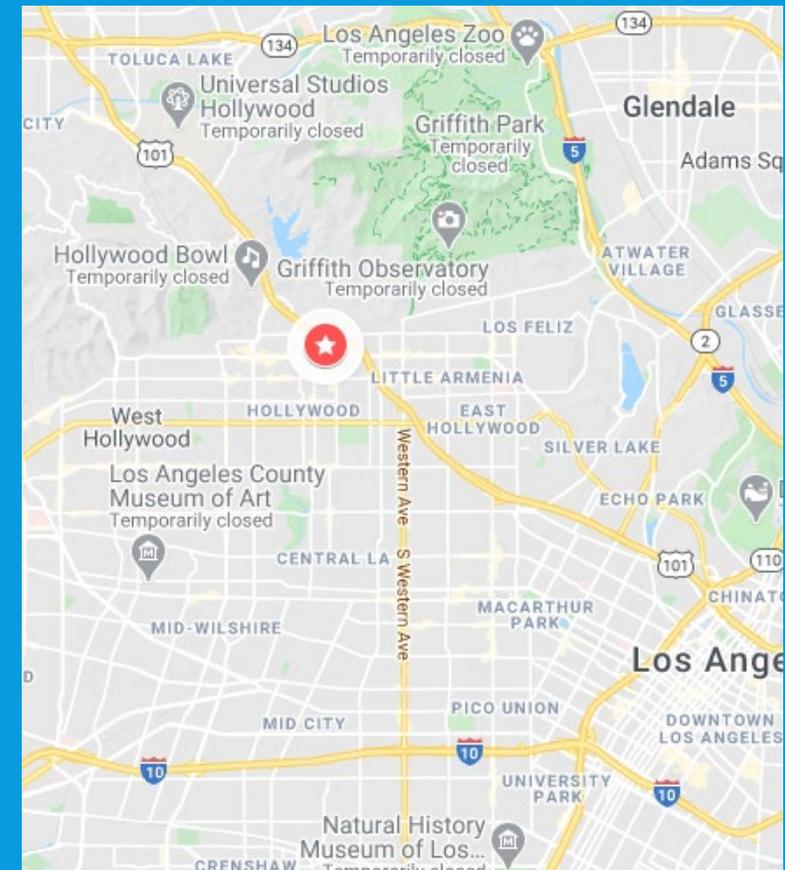
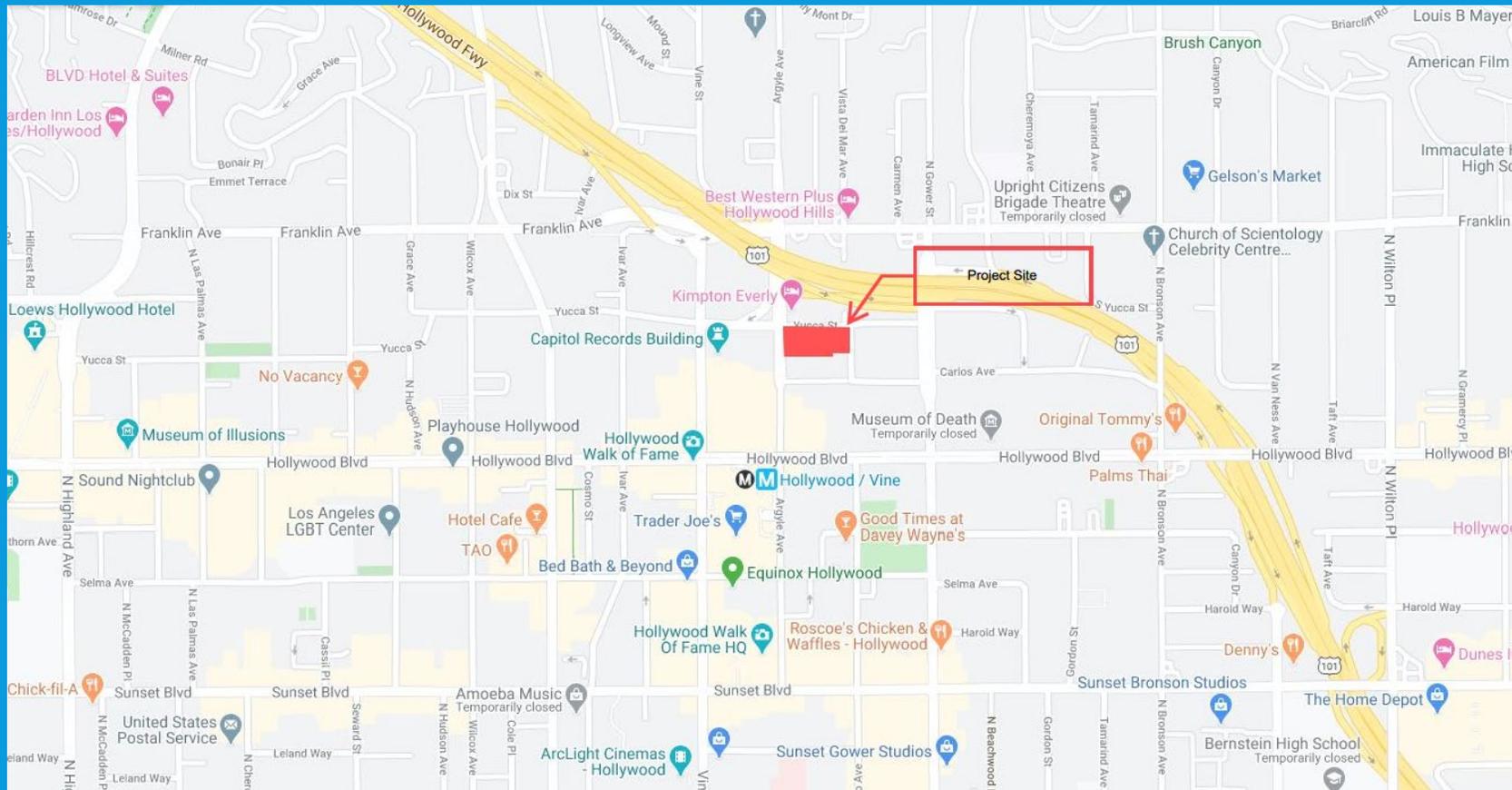
Hearing Officer and Advisory Agency Hearing

August 19, 2020

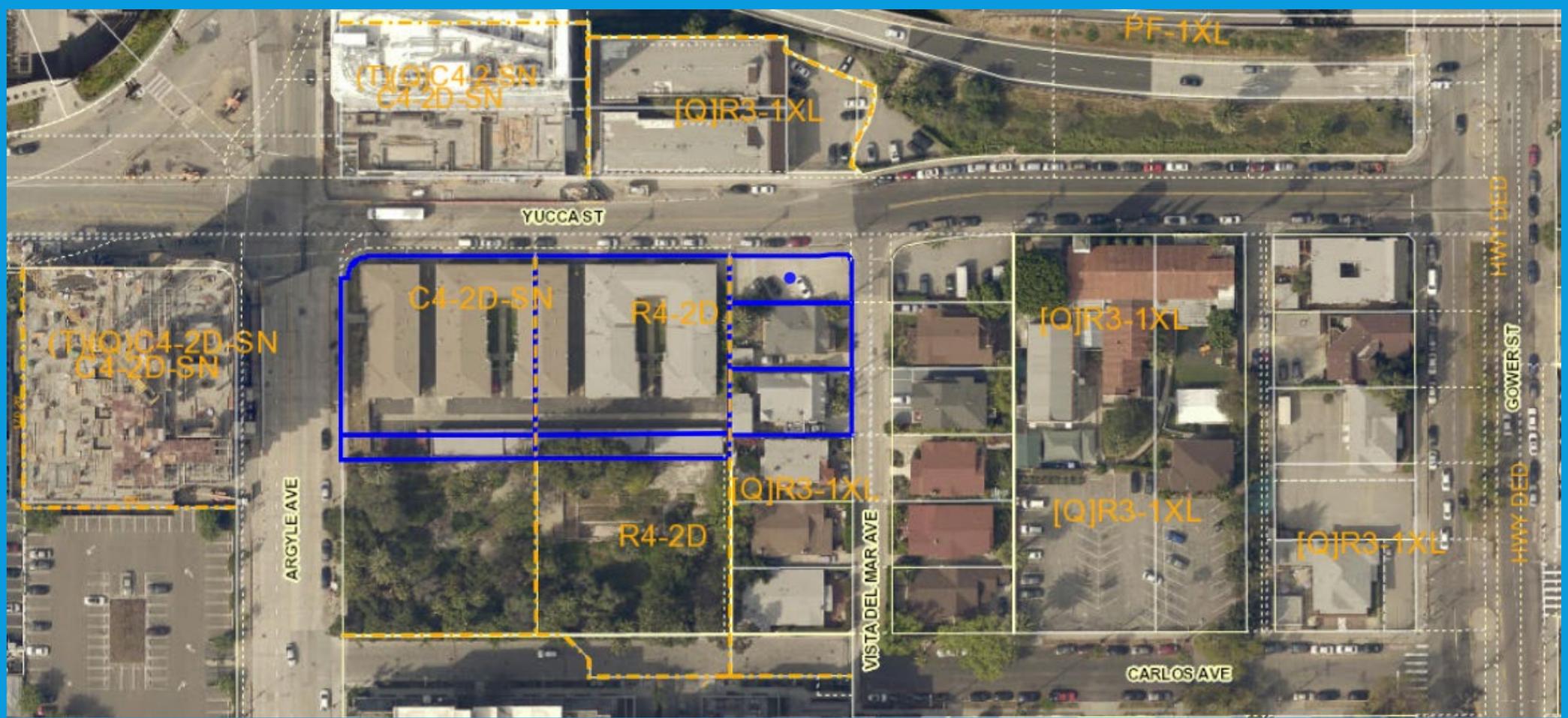
Case Nos: VTT-73718; CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR; ENV-2014-4706-EIR

Slide 1

SLIDE 2: PROJECT SITE



SLIDE 3: PROJECT SITE



SLIDE 4: DRAFT EIR PROJECT



SLIDE 5: DRAFT EIR PROJECT FACTS

- Building 1: Mix of residential, hotel, and commercial/restaurant uses
 - 20 stories in height
 - 197 dwelling units and 211,068 sf of residential gross floor area
 - 136 hotel rooms and 76,965 gross square feet of hotel use floor area
 - Approximately 12,570 square feet of commercial and restaurant uses
- Building 2: Residential only
 - Approximately 47 feet tall and 3 stories
 - 13 dwelling units and 16,345 sf of residential gross floor area
- TOTALS:
 - 210 dwelling units, 136 hotel rooms, and 12,570 square feet of commercial/restaurant
 - FAR of 6.6:1.
 - Parking provided in a six-level podium parking structure with two fully subterranean levels, two semi-subterranean levels, and two above-ground levels.

SLIDE 6: FEEDBACK

- Add affordable housing.
- Do not demolish the non-contributing residential buildings located in the Vista Del Mar/Carlos Historic District.
- No or limited construction in the Vista Del Mar/Carlos Historic District.
- City Planning requested we consider: (1) Alternative 2 as presented in the DEIR; (2) preserving the residential buildings located in the Vista Del Mar/Carlos Historic District.

SLIDE 7: PROPOSED MODIFIED ALTERNATIVE 2



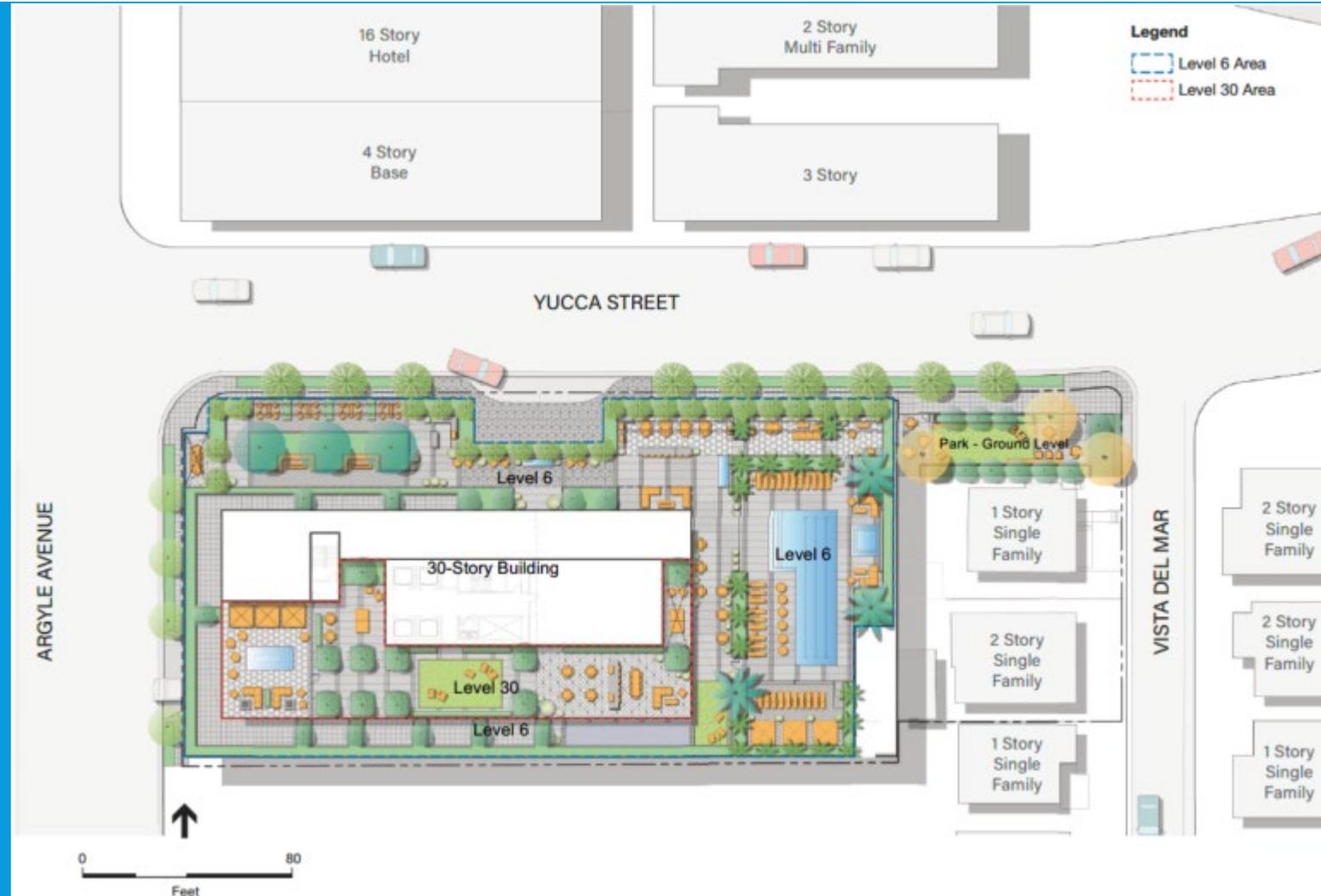
SLIDE 8: PROPOSED MODIFIED ALTERNATIVE 2



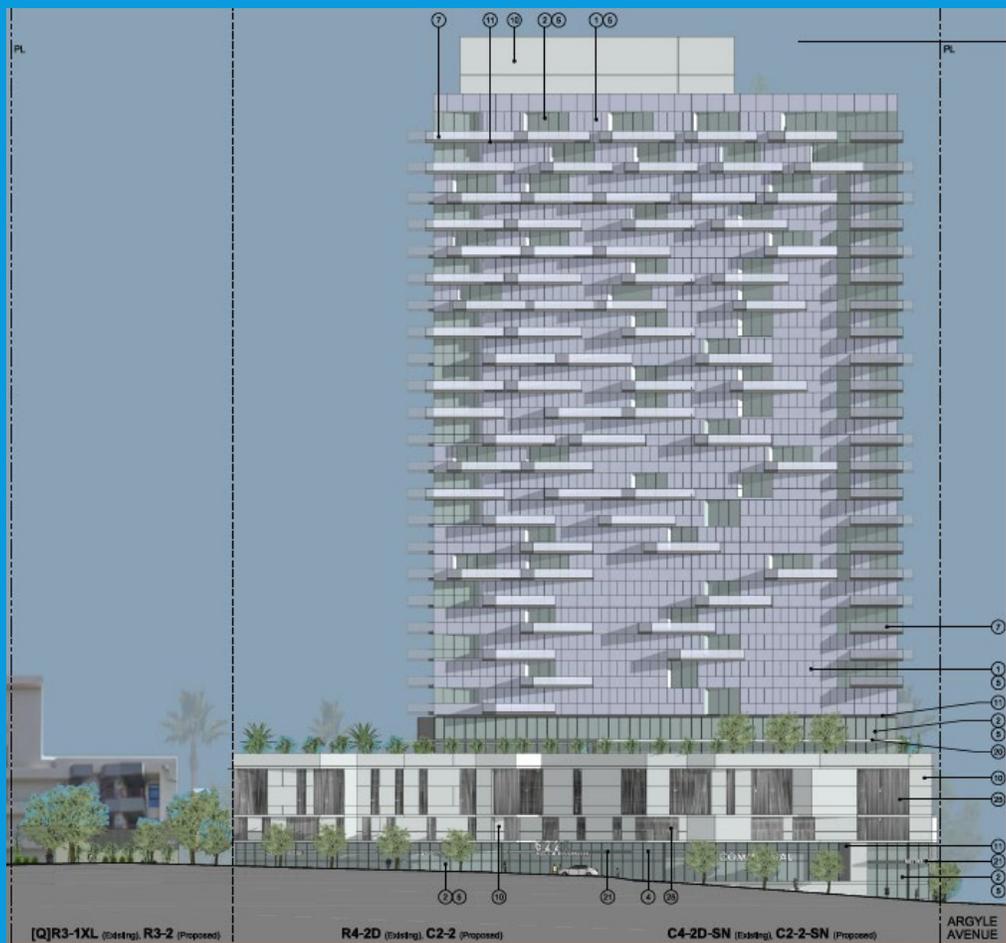
SLIDE 9: PROPOSED MODIFIED ALTERNATIVE 2 FACTS

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

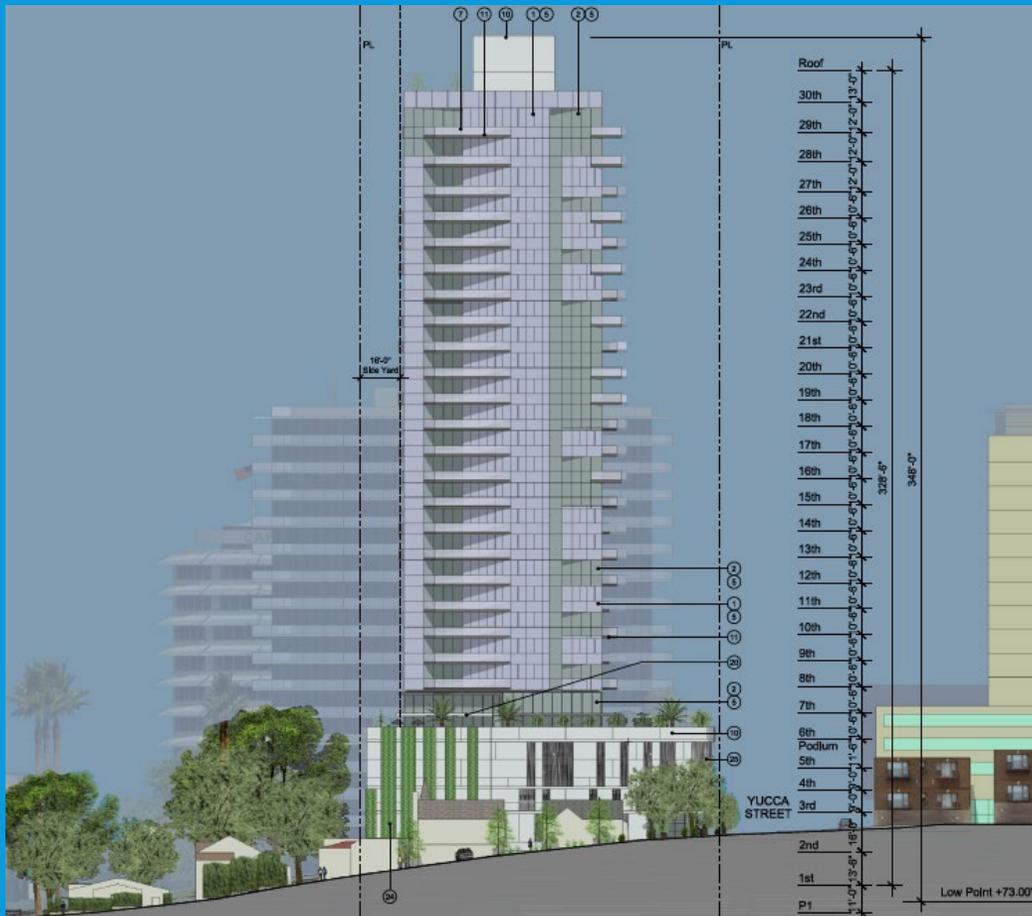
SLIDE 10: PROPOSED MODIFIED ALTERNATIVE 2- SITE PLAN



SLIDE 11: PROPOSED MODIFIED ALTERNATIVE 2 - NORTH & SOUTH ELEVATIONS



SLIDE 12: PROPOSED MODIFIED ALTERNATIVE 2 - EAST AND WEST ELEVATION



SLIDE 13: COMPARISON



Draft EIR Project



Proposed Modified Alternative 2

SLIDE 14: 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 15: 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 16: 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.



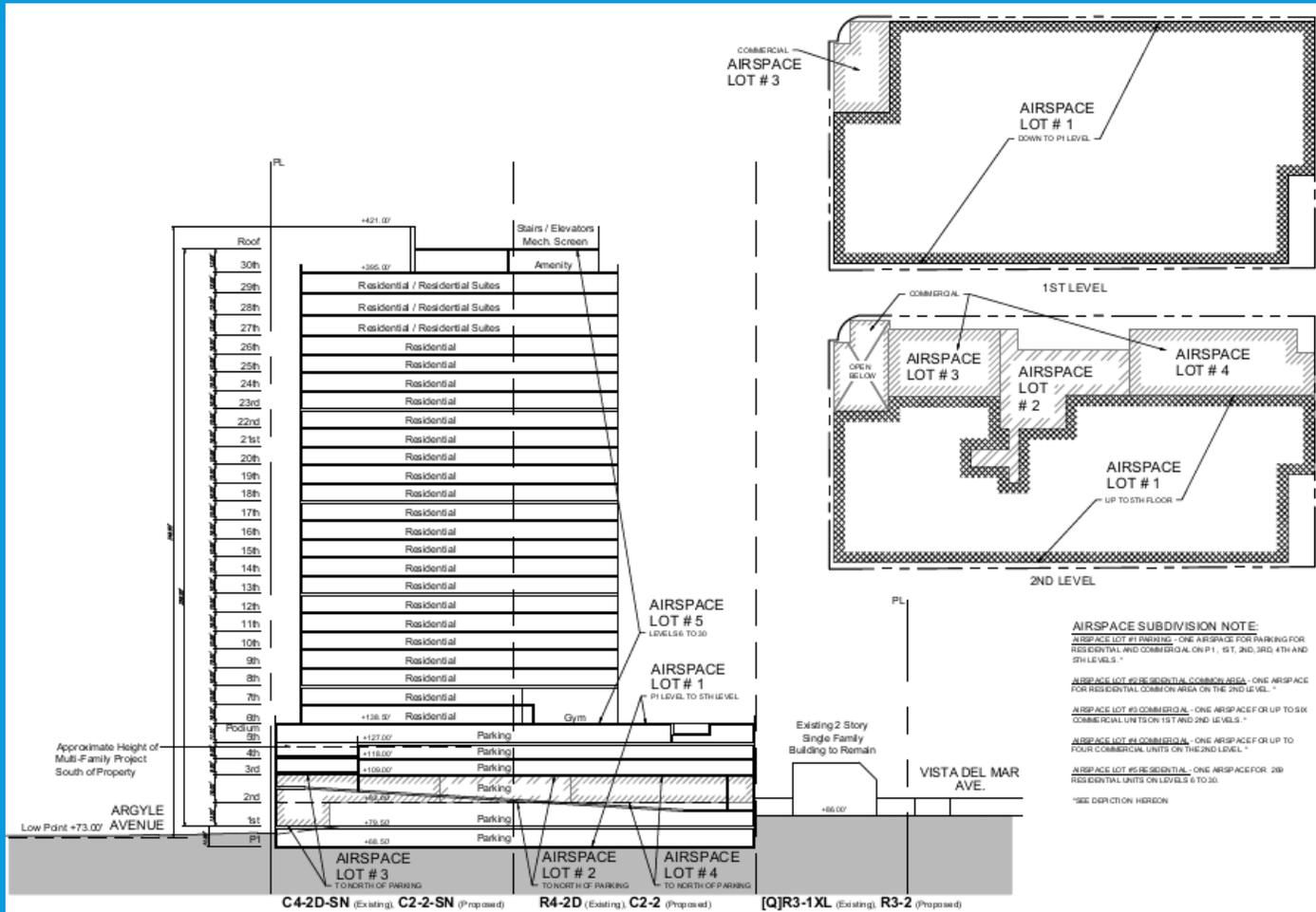
SLIDE 17: ENTITLEMENTS FOR DRAFT EIR PROJECT

- A **Vesting Tentative Tract Map** for the merger and resubdivision of seven lots into one master ground lot and 27 airspace lots.
- A **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.
- A **Master Conditional Use Permit** to allow for the sale and dispensing of alcohol for on-site consumption at five establishments.
- A **Conditional Use Permit** to allow for live entertainment and dancing within the commercial uses of the project site.
- A **Conditional Use Permit** to allow a hotel within 500 feet of an R zone.
- A **Conditional Use Permit** for a Major Development Project for a building which contains more than 100,000 square feet of nonresidential floor area in a C zone, and to allow a 10% increase in the allowable floor area ratio for the project up to a 6.6:1 FAR.
- A **Site Plan Review** for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units.

SLIDE 18: ENTITLEMENTS FOR PROPOSED 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 resubdivision of four lots

SLIDE 20: VESTING TENTATIVE TRACT MAP NO. 73718



- Draft EIR Project: A Vesting Tentative Tract Map for the merger and resubdivision of seven lots into one master ground lot and 27 airspace lots.
 - Proposed Haul Route for the export of approximately 41,944 cubic yards.
- Proposed Modified Alternative 2: A Vesting Tentative Tract Map for the merger and resubdivision of four lots into one master ground lot for condominium purposes and five airspace lots.
 - Proposed Haul Route for the export of approximately 23,833 cubic yards.

SLIDE 21: COMPARISON OF ENTITLEMENTS

Draft EIR Project

- Vesting Tentative Tract Map
- Zone Change and Height District Change
- Master Conditional Use Permit for on-site sale and dispensing of alcohol
- Conditional Use Permit to allow live entertainment
- Conditional Use Permit to allow a hotel within 500 feet of an R Zone
- Conditional Use Permit for a Major Development Project
- Site Plan Review

Proposed Modified Alternative 2

- Vesting Tentative Tract Map
- Zone Change and Height District Change
- Density Bonus Compliance Review and one On-Menu Incentive
- Master Conditional Use Permit for on-site sale and dispensing of alcohol
- Conditional Use Permit to allow live entertainment
- Site Plan Review

SLIDE 22: THANK YOU!