



DEPARTMENT OF CITY PLANNING

SUPPLEMENTAL RECOMMENDATION REPORT

City Planning Commission

Date:	November 14, 2019	Case No.:	CPC-2016-3765-TDR-MCUP-CUX-ZAD-DD-SPR
Time:	After 8:30 a.m.*	CEQA No.:	ENV-2016-3766-EIR
Place:	Los Angeles City Hall Council Chamber, Room 340 200 N. Spring Street Los Angeles, CA 90012	Related Case:	VTT-74593-1A
Public Hearing:	May 8, 2019	Council No.:	14 – Huizar
Appeal Status:	Transfer of Floor Area Rights (TFAR) appealable to City Council by applicant if disapproved in whole or in part. All other entitlements are appealable to City Council.	Plan Area:	Central City
Expiration Date:	November 14, 2019	Plan Overlay:	None
		Certified NC:	Downtown Los Angeles
		Land Use:	Regional Center Commercial
		Zone:	C2-4D
		Applicant:	Jeffrey Fish, JMF Enterprises V LLC
		Representative:	Loren Montgomery, Montgomery Clark Advisors

PROJECT LOCATION: 319-323 5th Street and 440-442 South Hill Street

PROPOSED PROJECT: The Project will develop a vacant site with a mixed-use development (Project) consisting of 190 hotel rooms, 31 residential condominium units, and 29,232 square feet of restaurant uses. In total, the Project will contain up to 255,812 square feet of floor area on a 16,663 square-foot (0.38-acre) lot, for a floor area ratio (FAR) of 13:1. The proposed uses will be located within a 53-story building with a maximum height of 784 feet. As proposed, the Project will provide 129 vehicle parking spaces within two subterranean and three-above grade parking levels; and 156 bicycle parking spaces.

REQUESTED ACTIONS:

ENV-2016-3766-EIR

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2016-3766-EIR, certified on September 12, 2019, and no subsequent EIR, negative declaration, or addendum is required for approval of the project.

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2. Pursuant to LAMC Section 14.5.6, approve and recommend a Transfer of Floor Area Rights (TFAR) for the transfer of greater than 50,000 square feet of floor area from the City of Los Angeles-owned Convention Center (Donor Site), located at 1201 South Figueroa Street, for up to 155,834 square feet to the Project Site (Receiver Site), thereby permitting a maximum of 13:1 FAR in lieu of the otherwise permitted 6:1 FAR.

RECOMMENDED ACTIONS:**ENV-2016-3766-EIR**

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified 5th and Hill Project Environmental Impact Report No. ENV-2016-3766-EIR, SCH. 2017031018, certified at its September 12, 2019 meeting; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;

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2. **Approve and Recommend** that the City Council approve the requested TFAR Transfer Plan and Public Benefits Payment; and
3. **Request** that within six months of the receipt of the Public Benefits Payment by the Public Benefit Trust Fund, the Chief Legislative Analyst convene the Public Benefit Trust Fund Committee, pursuant to LAMC Section 14.5.12.

VINCENT P. BERTONI, AICP

Director of Planning



 Lisa Webber, Deputy Director



 Debbie Lawrence, Senior City Planner



 Kathleen King, City Planner
 Phone: (213) 847-3624

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. 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 agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

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Exhibits:

A – Project Plans

 A-1 Architectural Plans
 A-2 Renderings

B – Maps

 B-1 Vicinity Map
 B-2 Zoning Map
 B-3 Land Use Map

C – Mitigation Monitoring Program

D – LADOT Approval Letter May 9, 2018

Environmental Impact Report (EIR) link:

https://planning.lacity.org/eir/5th_and_Hill/CoverPg.html

PROJECT ANALYSIS

Project Summary

The Project Site is located in the Central City Community Plan area of the City of Los Angeles, within the Historic Core District of Downtown Los Angeles. The Project will develop a vacant site with a 53-story, 784-foot tall mixed-use, high-rise building with a hotel, residential condominium units, and restaurant uses. In total, the Project will contain up to 255,812 square feet of floor area on a 16,663 square-foot (0.38 net acres or 0.46 gross acres) lot, for a FAR of 13:1.

A total of 31 residential condominium units comprised of one four-bedroom unit, 14 three-bedroom units, and 16 two-bedroom units and 190 hotel guest rooms are proposed. Based on the number of units and the mix of unit types, 4,975 square feet of residential open space is required, and a total of 7,359 square feet of residential open space (which meets the minimum dimensional requirements per LAMC Section 12.21 G) will be provided. Vehicle parking, (129 total spaces) will be provided in two subterranean and three above-grade parking levels. The above-grade parking levels will be located on Levels 3-5 and will be fully screened by a water feature. The Project will provide a total of 156 bicycle parking spaces, comprised of 39 short-term and 117 long-term spaces. Bicycle parking will be located on Levels B1, 3, and 4. Bicycle valet service will be provided on the ground floor (accessible from the 5th Street entrance) for residents, hotel guests, and restaurant patrons 24 hours a day, seven days a week.

A breakdown of the Project's uses is provided in the Table below.

5th and Hill Project Uses	
Location	Use
Levels B1-B2, 3-5	Automated Parking
Levels 2 and 13	Lobby Areas
Level 6	Admin/Meeting Rooms
Levels 7-8 and 13-15	Restaurant Uses
Level 16	Banquet Room
Levels 17-18, 38-39, and 51-52	Mechanical Equipment
Levels 19 and 38	Fitness Center, Pool/Spa, Amenity Decks
Level 20-37	Hotel Guest Rooms
Level 39-51	Residential Condominium Units
Level 52 and 53	Roof/Solar Panels



5th and Hill Project Rendering: View from Pershing Square

Project Entitlements

In order to develop the Project, the following land use entitlements are required:

- Approval of a **Vesting Tentative Tract Map** for the merger and re-subdivision of an approximate 16,663 square-foot site (0.38-acres) to create two (2) ground lots and four (4) airspace lots;
- Approval of a **Transfer of Floor Area Rights** for the transfer of greater than 50,000 square feet of floor area from the City of Los Angeles-owned Convention Center (Donor Site) to the project site (Receiver Site). Approval of the TFAR would result in a FAR of 13:1 in lieu of 6:1 FAR, a transfer of up to 155,834 square feet, to permit a maximum of 255,812 square feet of total floor area;

- Approval of a **Master Conditional Use Permit** to allow the sale and dispensing of a full line of alcoholic beverages within four restaurants and bars, mini-bars within hotel guest rooms, room service to hotel rooms, and the pool deck;
- Approval of a **Conditional Use Permit** to allow live entertainment and dancing within the hotel ballroom and 29,232 square feet of commercial restaurant uses;
- Approval of a **Zoning Administrator's Determination** to allow a building height of 250 feet for the portion of the building located on a C2-zoned lot within 100 feet of an OS Zone (Pershing Square), in lieu of the otherwise maximum height 61 feet, as permitted by LAMC Section 12.21.1 A.10;
- Approval of a **Director's Decision** to permit a 10-percent reduction in the required area for planting of ground cover, shrubs and trees within the common open space areas; and
- Approval of **Site Plan Review** for development of a project that results in an increase of 50 or more dwelling units and/or guest rooms.

Prior Actions

VTT-74593-1A

On August 2, 2019, the Advisory Agency approved Vesting Tentative Tract Map No. 74593. This decision was subsequently appealed by an aggrieved party. At its meeting on September 12, 2019, the CPC denied the appeal and sustained the decision of the Advisory Agency to approve Vesting Tentative Tract Map No. 74593, certified the EIR, and adopted the Project's Environmental Findings, Statement of Overriding Considerations contained in the environmental findings, and the Project's Mitigation Monitoring Program.

A copy of the September 12, 2019 VTT-74593-1A Staff Recommendation Report, including the Exhibits, can be accessed through the following link:

<https://planning.lacity.org/odocument/e3a3e5d1-3651-4751-9fd0-ccc025f3c015/VTT-74593-1A.pdf>

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At the same meeting, with the exception of the Transfer of Floor Area (TFAR) request, which Planning Staff requested to be continued to a subsequent date, the CPC approved the Project's entitlement requests. The approved entitlements include: a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages within four restaurants and bars, mini-bars within hotel guest rooms, room service to hotel rooms, and the hotel and residential pool deck; a Conditional Use Permit to allow dancing within the hotel banquet room; a Zoning Administrator's Determination to allow a building height of 250 feet for the portion of the building located on a C2-zoned lot within 100 to 199 feet of an OS Zone (Pershing Square), in lieu of the otherwise maximum height of 61 feet; a Director's Decision to permit a 10-percent reduction in the required area for planting of ground cover, shrubs and trees within the common open space areas; and a Site Plan Review for a project that results in an increase of 190 hotel guest rooms.

A copy of the September 12, 2019 CPC-2016-3765-TFAR-MCUP-CUX-ZAD-DD-SPR Staff Recommendation Report, including the Exhibits, can be accessed through the following link:

<https://planning.lacity.org/odocument/32d261a5-45ae-4dbd-95e7-4419ed6ca0e3/CPC-2016-3765.pdf>

As discussed at the September 12, 2019 CPC meeting, the Project Site is located within the City Center Redevelopment Area, and thus the Project was required to obtain TFAR approval by the

Community Redevelopment Agency Governing Board (CRA Board) prior to the final CPC action. At that time, the CRA Board had not yet acted on the Project. Thus, Planning Staff recommended that the TFAR request be considered at a date to be determined, to allow the Project to first be acted upon by the CRA Board.

Subsequent to the CRA Board meeting, on September 30, 2019, under authority granted in the Redevelopment Dissolution statutes, the Los Angeles City Council and Mayor approved a resolution and accompanying Ordinance No. 186,325 to transfer from the CRA/LA to the City of Los Angeles all responsibility for land use related plans and functions in the 19 remaining Redevelopment Project Areas. Thus, the City can take action regarding any Redevelopment Plan Amendment or land use approval or entitlement pursuant to Section 11.5.14 and other applicable provisions of the LAMC, including LAMC Section 14.5.6.

In accordance with Ordinance No. 186,325, the City shall review and take action regarding any Redevelopment Plan Amendment or land use approval or entitlement pursuant to Section 11.5.14 and other applicable provisions of the LAMC, including LAMC Section 14.5.6, Approval of Transfers- Authority and Procedures for Projects Involving Transfers of 50,000 Square Feet or Greater. Notwithstanding any contrary provision of the LAMC, the Community Redevelopment Law, the Redevelopment Regulations, or any applicable specific plan, supplemental use district, or other land use regulation adopted by the City, the City is not required to consult with or provide notice to the former CRA/LA or the Designated Local Authority Successor to the Community Redevelopment Agency of the City of Los Angeles (CRA/LA-DLA). In addition, the CRA/LA-DLA has no further authority or responsibility to perform related land use functions including, but not limited to: preparing staff reports pertaining to land use decisions; making findings; making interpretations; imposing conditions; making recommendations; reviewing, granting or denying land use approvals or entitlements; hearing appeals; and/or amending Redevelopment Regulations. Thus, the Project's proposed Transfer Plan is no longer required to be presented to the CRA Board for consideration and approval, and may proceed for action by the CPC.

Transfer of Floor Area Public Benefits Transfer Plan

The Project Site is located within the Central City Community Plan area, designated as Regional Center Commercial with a corresponding zone of C2-4D, subject to the D Limitations contained within Ordinance No. Ordinance No. 164,307 – Subarea 1095.¹ The D Limitation restricts the floor area of buildings to a maximum of six times the buildable area, or a 6:1 FAR. Projects may exceed the permitted FAR through rehabilitation of existing buildings, consistent with provisions of the redevelopment plan, or by receiving approval of a transfer of floor area through a process adopted by the City Council.

The Project will develop a vacant site with a mixed-use development consisting of 190 hotel guest rooms, 31 residential condominium units, and 29,232 square feet of restaurant uses. In total, the Project will contain up to 255,812 square feet of floor area on a 16,663 square-foot (0.38-acre) lot, for a floor area ratio (FAR) of 13:1.

¹ Effective January 30, 1989, the Ordinance established a "D" limitation that the floor area on the lot shall not exceed six times the buildable area of a lot, except for the following: a) project approved under Section 418 (Transfer of Floor Area) of the Redevelopment Plan for the Central Business District Redevelopment Project; b) projects approved under Section 415 (Rehabilitation and/or Remodeling of Existing Buildings) or Section 416 (Replacement of Existing Buildings) of the Redevelopment Plan; c) projects for which a density variation 50,000 square feet or less is granted under Section 437 of the Redevelopment Plan; d) projects for which a density variation of more than 50,000 square feet was granted under Section 437 of said Redevelopment Plan prior to the effective date of this ordinance; and e) projects approved pursuant to any procedure to regulate transfer of floor area as may be adopted by the City Council.

The Applicant has requested a transfer of 155,834 square feet of floor area from a Donor Site, located at 1201 South Figueroa Street (Los Angeles Convention Center), to permit a maximum 13:1 FAR on the Receiver Site (the Project Site). As part of the request, the Applicant has submitted a Transfer Plan indicating the proposed distribution of the Public Benefit Payment required pursuant to LAMC Section 14.5.9.

As stated at the September 12, 2109 CPC meeting, the original property appraisal was completed on March 20, 2015 and the Project application was submitted on September 30, 2016. Pursuant to LAMC 14.5.9, "The Public Benefit Payment under any Transfer Plan shall equal: (1) the sale price of the Receiver Site, if it has been purchased through an unrelated third-party transaction within 18 months of the date of submission of the request for approval of the Transfer, or an Appraisal, if it has not. ..." Prior to filing of the Project application, the property had not been purchased through an unrelated third-party and thus is required to comply with appraisal definition as defined in LAMC Section 14.5.3. Pursuant to LAMC Section 14.5.3 Appraisal is defined as "...economic evaluation of the Receiver Site submitted by the Applicant, which (a) has been prepared by an MAI appraiser with at least five years of experience in appraising property in the City and (b) sets forth the fair market value of the Receiver Site (i) **as of the date the application was submitted** and (ii) as if the Receiver Site were vacant and used for its highest and best use under all then current zoning and planning restrictions and Agency policies affecting the Receiver Site." (emphasis added)

In accordance with LAMC Section 14.5.3, the Applicant has submitted an updated appraisal evaluation to reflect the property value at the time the Project application was filed (September 30, 2016). It should be noted that on March 20, 2015 the property appraisal value was \$5,830,000.00, as compared to the September 30, 2016 property appraisal value which was \$5,750,000.00. The Public Benefit Payment Transfer Plan has been updated to reflect the September 30, 2016 appraisal evaluation.

The Public Benefit Payment requires that at least 50 percent of the payment be provided as a cash payment by the Applicant to the Public Benefit Trust Fund, unless otherwise approved by City Council. The remaining 50 percent of the payment may be provided by the direct provision of Public Benefits by the Applicant.

Pursuant to LAMC Section 14.5.5, Planning staff engaged in TFAR Early Consultation Session meetings with representatives from the Mayor's Office, and the Office of the Chief Legislative Analyst to discuss any development issues regarding the Project, including parking and transportation requirements, transfers, and public benefits. The committee reviewed the public benefits initially proposed by the Applicant and identified two potential areas for the direct provision of public benefits: affordable housing and public open space. Based on the issues discussed at the Early Consultation Session meetings, the Applicant has proposed the following revised Public Benefit Payment Transfer Plan:

5th and Hill Public Benefit Payment Transfer Plan		
Total Public Benefit Payment		\$3,584,970.70
50% Public Benefit Cash Payment		\$1,792,485.35
50% Public Benefit Direct Provision		\$1,792,485.35
Allocation of Public Benefit Direct Provision		
Department of Recreation and Parks (Pershing Square Improvement Fund)	45%	\$792,485.35
City of Los Angeles Citywide Affordable Housing Fund	55%	\$1,000,000.00
Total	100%	\$1,792,485.35

The Plan would allocate a total of \$792,485.35 for the Department of Recreation and Parks for Pershing Square improvements, and \$1,000,000 for the City of Los Angeles Citywide Affordable Housing Fund for affordable housing projects.

Conclusion

The Proposed Project results in a development that includes a beneficial and complementary mix of uses, which will develop a vacant infill site adjacent to the Pershing Square Metro Station, and offer a variety of amenities and open space features. The increase in floor area generated by the proposed transfer will be appropriate for the Site and the Project will be compatible with the surrounding density and supporting infrastructure and transit services. The Project will be consistent with the purpose and objectives of the Redevelopment Plan as well as the Community Plan and serves the public interest by complying with the requirements of LAMC Section 14.5.9. Furthermore, overriding considerations of economic, social, aesthetic, and environmental benefits for the Project justify adoption of the Project. Based on the information submitted, the testimony received at the public hearing, the analysis in the EIR, and the whole of the record, Planning Staff recommends that CPC approve Planning Staff's recommended actions as stated above.

CONDITIONS OF APPROVAL

Pursuant to LAMC Section 14.5.6 the following conditions are hereby imposed upon the use of the subject property.

1. Transfer of Floor Area Rights.

- a. **Floor Area.** The Development shall not exceed a maximum Floor Area Ratio (FAR) of 13:1 and a total floor area of 255,812 square feet. The Transfer Payment and Public Benefit Payment shall be pro-rated to the amount of TFAR being acquired in the event the maximum amount of TFAR is not required. The base lot area used to calculate the base floor area shall be 99,978 square feet with a 6:1 FAR. Changes to the Project that result in a 20 percent decrease in floor area, or more, shall require new entitlements.
- b. **TFAR Transfer Payment.** The Project is subject to and shall pay a TFAR Transfer Payment in conformance with Section 14.5.6 through 14.5.12 of the Code. Such payment shall be based on the actual amount of floor area transferred to the Project site.
 - i. The total amount of floor area authorized to be transferred from the Los Angeles Convention Center by this action shall not exceed 155,834 square feet. The total floor area of the Project Site (Receiver Site) shall not exceed 255,812 square feet.
 - ii. The Applicant shall provide a TFAR Transfer Payment consistent with LAMC Section 14.5.10 in the amount of \$5 per square foot, or \$779,170, for the transfer of 155,834 square feet from the Los Angeles Convention Center located at 1201 South Figueroa Street (Donor Site) to the Project Site (Receiver Site).
- c. **Public Benefit Payment.** The Project is subject to and shall pay a Public Benefit Payment in conformance with Section 14.5.6 through 14.5.12 of the Code.
 - i. The Applicant shall provide a Public Benefit Payment consistent with LAMC Section 14.5.9 in the amount of \$3,584,970.70 provided that at least 50 percent (or \$1,792,485.35) of the Public Benefit Payment consist of cash payment by the Applicant to the Public Benefit Trust Fund. Direct provision payments shall be paid directly to the recipients and not to the City of Los Angeles. Proof shall be provided in the form of a cleared check or bank statement and a letter signed by the Executive Director of each organization. Consistent with the TFAR Ordinance, the Project shall provide 50 percent (or \$1,792,485.35) of the Public Benefit Payment by directly providing the following public benefits:
 1. A payment to the Los Angeles Citywide Affordable Housing Fund in the amount of \$1,000,000 (55 percent). The funds shall be utilized for construction and operation of affordable housing developments.
 2. A payment to the Pershing Square Improvement Fund in the amount of \$792,485.35 (45 percent). The funds shall be utilized towards redevelopment and beautification of Pershing Square Public Park.

- ii. At the time of issuance of the Certificate of Occupancy for the Project, the Applicant shall provide an update to the file from each recipient of direct provisions detailing how the money has been spent thus far.
- iii. The Applicant shall pay the required Public Benefit Payment, less the cost of the Direct Provision of Public Benefits, in cash to the Public Benefit Trust Fund, pursuant to the terms of Transfer of Floor Area Rights Ordinance No. 181,574, Article 4.5 of the LAMC. The Public Benefit Payment proof of cash payment and direct provision of public benefits is required upon the earliest occurrence of either:
 1. The issuance of the building permit for the Project; or
 2. Twenty-four months after the final approval of the Transfer and the expiration of any appeals or appeal period; should the Applicant not make the required payments within the specified time, subject approval shall expire, unless extended by the Director in writing.

Administrative Conditions

2. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
3. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
4. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
5. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
6. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
7. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
8. **Project Plan Modifications.** Any corrections and/or modifications to the project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the

Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision-making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

9. Indemnification and Reimbursement of Litigation Costs. The Applicant shall do all of the following:

- (i) 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.
- (ii) 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.
- (iii) 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 (ii).
- (iv) 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 (ii).
- (v) 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 includes 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.

ENTITLEMENT FINDINGS

1. Transfer of Floor Area Rights Findings.

The following are the findings for a Transfer of Floor Area as required by LAMC 14.5.6.

- a. **Pursuant to Section 14.5.6 B.2 of the LAMC, the increase in Floor Area generated by the proposed Transfer is appropriate with respect to location and access to public transit and other modes of transportation, compatible with other existing and proposed developments and the City's supporting infrastructure, or otherwise determined to be appropriate for the long-term development of the Central City.**

The Project Site is centrally located near transit services, will be compatible with densely developed surroundings and the City's supporting infrastructure, and will be in close proximity to jobs, housing, and a wide range of uses and public services.

The Project Site is well-served by public transit, including both rail and bus service. The Project is located across the street (north of) the Pershing Square Metro Rail Station (Red/Purple lines) and is 0.5 miles from the 7th and Metro Center Rail Station (Red/Purple, Blue/Expo lines), and is 1.1 miles from the Little Tokyo Metro Rail station (Gold line). These subway lines provide access to other transit lines operated by Metro and connect passengers to Pasadena, East Los Angeles, Long Beach, Culver City, Santa Monica, Hollywood, Koreatown, and North Hollywood. Prior to Project buildout (2023), Metro forecasts 2021 as completion of construction of the Regional Connector Project, which would expand service by connecting the Gold, Blue, and Expo Light Rail Lines expanding destinations at both stations. The Project Site is also served by Metro bus lines (Local (2, 4, 10, 16, 17, 18, 20, 28, 30, 33, 37, 40, 45, 48, 53, 55, 60, 62, 66, 68, 70, 71, 76, 79, 81, 83, 90, 91, 92, 94, and 96), Limited (316, 330, 355, 378, 487, and 489), Express (442 and 460), and Rapid (720, 728, 733, 745, 760, 770, and 794), and Silver Line), LADOT Commuter Express bus lines (419, 431, and 437), and LADOT Downtown Area Shuttle lines (DASH B, D, and E), Foothill Transit bus lines (493, 495, 497, 498, and 499), the Big Blue Bus line 10, and Torrance Transit line 4. In addition to available public transit, regional access to the Site is also provided by State Route 110 (SR-110 or Harbor Freeway), which runs north-south approximately 0.4 miles west of the Project Site. Major arterials providing regional access to the Project Site vicinity include Hill Street and 5th Street.

The proposed uses will be located within a 53-story building with a maximum height of 784 feet. The intensity and mix of the proposed hotel, residential, and commercial uses are compatible with the current density and mix of uses in the area, and will contribute to the establishment of a 24-hour community in downtown Los Angeles. The Project Site is located in an area which is developed with low- to high-rise, mixed-use buildings. Surrounding uses include the 16-story Pershing Square Building located at the northeast corner of 5th Street and Hill Street (south and west of the Site), the nine-story Metropolitan Building immediately to the east (along 5th Street), a four-story commercial building and the 10-story Hotel Clark Building immediately to the north (along Hill Street), Silver City located immediately to the south (along Hill Street) and the Metro Pershing Square Subway Station which is located across 5th Street, to the south. Additionally, Pershing Square is located at the southwest corner of 5th Street and Hill Street. Beyond these land uses are other high-rise buildings, including the 16-story International Jewelry Center, located one block south of the Project Site and the 52-story Gas Company Tower, located one block west of the site. New high-rise residential developments currently under construction include the Park Fifth project, two 24-story mixed-use buildings located across Hill Street, PerLA on Broadway, a 35-story condominium tower located on the southeast corner of Broadway and 4th Street; the proposed Angel's Landing mixed-use

development, a 27-story tower and 88-story tower, located at the northwest corner of 4th and Hill Street; and the proposed 4th and Hill mixed-use development, a 33-story tower located at the northeast corner of 4th Street and Hill Street.

The Project's location is well-served by infrastructure, as the area is currently developed with a mix of uses connected to existing utilities serving the area. The recent expansion of development has furthermore resulted in extensive study, and provision if deemed necessary, of utilities in the area.

The increase in floor area generated by the proposed Transfer will allow the development of a compatible mixed-use project consisting of 190 hotel guest rooms, 31 residential condominium units with varying unit types, and 29,232 square feet of restaurant uses on the Receiver Site. The Project is considered an infill development within a developed and improved area of the City, which was designated for high-density residential development and regional-serving commercial uses by the Community Plan. The Project Site contains approximately 16,663 square feet and will be permitted a maximum floor area of 99,978 square feet, or a 6:1 Floor Area Ratio (FAR) as restricted by a D Limitation per Ordinance 164,307-Subarea 1095. The Applicant has requested a Transfer of 155,834 square feet of floor area from a Donor Site located at 1201 South Figueroa Street (Los Angeles Convention Center), to permit a maximum 13:1 FAR on the Receiver Site. It should be noted that the Applicant's original TFAR request, as reflected in the Notice of Public Hearing distributed on October 21, 2019, was for 160,711 square feet; however the Applicant submitted an updated application, requesting a total of 155,834 square feet. The Transfer is appropriate for the long-term development of the Central City because it will enable the Project to include hotel, residential and restaurant uses in the Historic Core District, contributing to the revitalization and modernization of Downtown Los Angeles including job creation and increased City tax revenue generation, maintaining the strong image of downtown as the major center of the metropolitan region, and serving as a linkage and catalyst for other downtown development.

The Project will be easily accessible via public transit, is consistent with both existing and proposed development in the Historic Core District, can be served by the existing utilities, and will support the development planned for the Central City Community Plan Area. Thus, the proposed Transfer will be appropriate for the Receiver Site.

b. The Project is consistent with the purposes and objectives of the Redevelopment Plan.

Enacted on June 29, 2011, Assembly Bill 1x-26 (AB 26) revised provisions of the Community Redevelopment Law of the State of California, to dissolve all redevelopment agencies and community development agencies in existence and designate successor agencies, as defined, as successor entities. Among the revisions, the amendments to the law withdrew all authority to transact business or authorize powers previously granted under the Community Redevelopment Law (Section 34172.a.2), and vested successor agencies with all authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies (Section 34172.b).

As explained above, pursuant to Ordinance No. 186,325, as of September 30, 2019, the land use-related plans and functions of the Designated Local Authority, the former local CRA/LA, have been transferred to the City of Los Angeles. Therefore, the City can take action regarding any Redevelopment Plan Amendment or land use approval or entitlement pursuant to Section 11.5.14 and other applicable provisions of the LAMC, including LAMC Section 14.5.6.

The Project Site is located in the City Center Redevelopment Plan Area. The City Center Redevelopment Plan's primary objective is eliminating and preventing blight in the area. The Project supports and is consistent with the following objectives of the City Center Redevelopment Plan:

1. To eliminate and prevent the spread of blight and deterioration and to rehabilitate and redevelop the project area in accordance with this plan.

While the Site was previously developed along Hill Street and 5th Street with two mixed-use buildings that were severely damaged by a fire in the 1990s and subsequently both buildings were demolished in 2004. The Project Site has since been vacant with the Site's frontages on Hill Street and 5th Street fenced, prohibiting access to the Site. The increase in floor area generated by the proposed Transfer will allow the redevelopment of a vacant site with a mixed-use Project containing 190 hotel guest rooms, 31 residential condominium units, and 29,232 square feet of restaurant uses.

2. To further the development of Downtown as the major center of the Los Angeles metropolitan region, within the context of the Los Angeles General Plan as envisioned by the General Plan Framework, Concept Plan, City-wide Plan portions, the Central City Community Plan, and the Downtown Strategic Plan.
3. To create an environment that will prepare, and allow, the Central City to accept that share of regional growth and development which is appropriate, and which is economically and functionally attracted to it.
4. To promote the development and rehabilitation of economic enterprises including retail, commercial, service, sports and entertainment, manufacturing, industrial and hospitality uses that are intended to provide employment and improve the Project Area's tax base.

The Project Site is zoned C2, designated Regional Commercial Center and located in the Historic Core District within the Central City Community Plan. The Framework Element characterizes Regional Commercial Center Land Use Designation as "intended to serve as the focal points of regional commerce, identity, and activity. They are typically high-density places whose physical form is substantially differentiated from the lower-density neighborhoods of the City. Generally, regional centers will range from FAR 1.5:1 to 6:1 and are characterized by six- to twenty-story (or higher) buildings as determined in the Community Plan." The Framework Element includes goals and objectives consistent with this description, which indicate the Project and recent developments in the area are consistent with the intent of the Land Use Designation. The Project will support the greater downtown area and Historic Core District as destinations, and provide additional space for uses that complement the nearby LASER and Convention Center, contributing to its economic vitality. Further, the Project will be consistent with Central City Community Plan's vision for the Historic Core District becoming a 24-hour community by developing the Site with a mix of uses that strengthens the link between the surrounding districts/neighborhoods, including the South Park District to the south, the Civic Center /Little Tokyo District to the north, and the Financial Core and Bunker Hill Districts to the west.

5. To guide growth and development, reinforce viable functions, and facilitate the redevelopment, revitalization or rehabilitation of deteriorated and underutilized areas.

The Project will guide growth and development in the area and generate new job opportunities associated with the 29,232 square feet of restaurant space, and 190-room hotel. The new residential condominium units proposed as part of the Project will offer a mix of unit types for new residents, as well as offering new restaurant space located in a transit rich area, siting new commercial growth in a location aligned with City plans and policies.

6. To create a modern, efficient and balanced urban environment for people, including a full range of around-the-clock activities and uses, such as recreation, sports, entertainment and housing.
7. To create a symbol of pride and identity which give the Central City a strong image as the major center of the Los Angeles Region.

The Project will be designed in a contemporary architectural style, via a tall and slender high-rise tower. The incorporation of non-uniform terraces as well as cantilevering private pools and spas along the north, west, and south facades will contribute to the downtown Los Angeles' distinct skyline, which give the Central City a strong image as the major center of the Los Angeles Region.

8. To facilitate the development of an integrated transportation system which will allow for the efficient movement of people and goods into, through, and out of the Central City.

As described in the previous finding, the Project Site is well-served by public transit, including both rail and bus service. The Project is located across the street (north of) the Pershing Square Metro Rail Station (Red/Purple lines) and is 0.5 miles from the 7th and Metro Center Rail Station (Red/Purple, Blue/Expo lines), and is 1.1 miles from the Little Tokyo Metro Rail station (Gold line). These subway lines provide access to other transit lines operated by Metro and connect passengers to Pasadena, East Los Angeles, Long Beach, Culver City, Santa Monica, Hollywood, Koreatown, and North Hollywood. Prior to Project buildout (2023), Metro forecasts 2021 as completion of construction of the Regional Connector Project, which would expand service by connecting the Gold, Blue, and Expo Light Rail Lines expanding destinations at both stations. The Project Site is also served by Metro bus lines (Local (2, 4, 10, 16, 17, 18, 20, 28, 30, 33, 37, 40, 45, 48, 53, 55, 60, 62, 66, 68, 70, 71, 76, 79, 81, 83, 90, 91, 92, 94, and 96), Limited (316, 330, 355, 378, 487, and 489), Express (442 and 460), and Rapid (720, 728, 733, 745, 760, 770, and 794), and Silver Line), LADOT Commuter Express bus lines (419, 431, and 437), and LADOT Downtown Area Shuttle lines (DASH B, D, and E), Foothill Transit bus lines (493, 495, 497, 498, and 499), the Big Blue Bus line 10, and Torrance Transit line 4.

9. To achieve excellence in design, based on how the Central City is to be used by people, giving emphasis to parks, green spaces, streetscapes, street trees, and places designed for walking and sitting, and to develop an open space infrastructure that will aid in the creation of a cohesive social fabric.

The Project will create a continuous and predominantly straight sidewalk and open space; creating a buffer between pedestrians and moving vehicles by proposing an on-site hotel drop-off/pick-up area along 5th Street; and providing a clearly defined project entrance immediately accessible from 5th Street. The ground floor will be open to the street along 5th Street and will be accessible to pedestrians. Landscaping, including 20 on-site trees, will be incorporated throughout the various outdoor seating areas, outdoor bar and restaurant spaces, and the pool area. Where appropriate, landscaping will be used to

provide a separation between uses (i.e. restaurant use, bar use, and outdoor seating area) and will be comprised of non-invasive and drought tolerant plant materials.

10. To provide a full range of employment opportunities for persons of all income levels.

The Project will introduce 190 new hotel guest rooms, 31 residential condominium units, and 29,232 square feet of commercial uses resulting in a range of employment opportunities. Therefore, the Project's new hotel, residential, and restaurant uses, employment opportunities, transit-oriented location, and other community benefits make the Project consistent with the Redevelopment Plan's Objectives.

c. The Transfer serves the public interest by complying with the requirements of Section 14.5.9 of this Code.

As part of the Transfer Plan, a Public Benefit Payment is required and must serve a public purpose, such as: providing for affordable housing; public open space; historic preservation; recreational; cultural; community and public facilities; job training and outreach programs; affordable child care; streetscape improvements; public arts programs; homeless services programs; or public transportation improvements. The Transfer serves the public interest by facilitating a project that will contribute to the sustained economic vitality of the Central City area, and by contributing a total Public Benefit Payment of \$3,584,970.70 (based on a formula that includes the Transfer of 155,834 square feet) and a TFAR Transfer Payment of \$779,170 (based on the Transfer of 155,834 square feet from the Convention Center multiplied by \$5), in accordance with LAMC Section 14.5.10. The Public Benefit Payment consists of a 50 percent cash payment of \$1,792,485.35 to the Public Benefit Payment Trust Fund, and 50 percent of the payment for public benefits to be directly provided by the Applicant, as indicated in the table below. As such, the Transfer of Floor Area serves the public benefit interest as it complies with the specific requirement for the transfer to occur.

Public Benefit Payment Transfer Plan		
Total Public Benefit Payment		\$3,584,970.70
50% Public Benefit Cash Payment		\$1,792,485.35
50% Public Benefit Direct Provision		\$1,792,485.35
Allocation of Public Benefit Direct Provision		
Department of Recreation and Parks (Pershing Square Improvement Fund)	45%	\$792,485.35
City of Los Angeles Citywide Affordable Housing Fund	55%	\$1,000,000.00
Total	100%	\$1,792,485.35

d. The Transfer is in conformance with the Community Plan and any other relevant policy documents previously adopted by the Commission or the City Council.

The Receiver Site (Project Site) of the Transfer is located within the Central City Community Plan, and has a land use designation of Regional Center Commercial and is

zoned C4-2D. The Community Plan describes the Transfer of Floor Area Rights (TFAR) as follows (Page III-19):

“The transfer of floor area between and among sites is an important tool for Downtown to direct growth to areas that can best accommodate increased density and from sites that contain special uses worth preserving or encouraging.”

The Site is subject to Development D Limitation, contained in Subarea 1095 of Ordinance No. 164,307, which limits the FAR of a building to 6:1, unless a transfer of floor area is approved. The Transfer will re-allocate 155,834 square feet of unused, allowable floor area from the Donor Site (Los Angeles Convention Center) and permit a maximum FAR of 13:1 on the Receiver Site, which will be consistent with Community Plan and other relevant policy documents, which provides for a transfer of floor area up to a 13:1 FAR. As further discussed in Finding No. 2(a), the Transfer will permit the development of the Receiver Site with a Project that is consistent with the objectives and policies of the Central City Community Plan, including:

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.*

Policy 2-1.2: *To maintain a safe, clean, attractive, and lively environment.*

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

Policy 2-1.2: *Support the development of a hotel and entertainment district surrounding the Convention Center/Staples Arena with linkages to other areas of Central City and the Figueroa Corridor.*

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.*

The Project will provide up to 31 residential condominium units, including four-bedroom units, three-bedroom units, and two-bedroom units on a currently vacant site in the Historic Core District of the Community Plan.

The Project provides 190 hotel rooms and 29,232 square feet of new restaurant space, supporting the existing commercial base in Central City. In addition, the Project Site is located nearby the LASED (approximately one mile north) and the Convention Center (approximately two miles north) and will be consistent with the Central City Community Plan’s vision for the Historic Core District by developing the Site with a mix of uses that strengthens the link between the surrounding districts/neighborhoods, including the South Park District to the south, the Civic Center /Little Tokyo District to the north, and the Financial Core and Bunker Hill Districts to the west.

The Project will provide flexibility in commercial spaces allowing for a variety of restaurant uses, helping to create an active, 24-hour downtown that will serve the residents and employees of the Historic Core District, as well as visitors. The addition of new uses, as well as up to 31 residential condominium units in the Historic Core District supports the existing retail base by strengthening current and creating new residential demand for goods and services, as well as creating synergy between different commercial uses in the Central City Community Plan area.

Last, the proximity of the Site to LASED and the Convention Center will locate both visitors and residents within walking distance to various businesses, conventions, trade shows, and tourist destinations and provide a linkage to the surrounding Central City Community Plan Districts. The Project will incorporate sidewalk treatments and landscaping throughout the Project Site that will encourage pedestrian street activity to.

Therefore, the Project is consistent with the applicable Central City Community Plan Objectives and Policies.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

The City of Los Angeles, as lead agency, acting through the Department of City Planning, prepared an EIR, consisting of a Draft EIR and Final EIR, under case number ENV-2016-3766-EIR (SCH No. 2017031018). Pursuant to the California Environmental Quality Act² (CEQA) the EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the Project at 319-323 5th Street and 440-442 South Hill Street, consisting of 190 hotel rooms, 31 residential condominium units, and 29,232 square feet of restaurant uses. In total, the Project would contain up to 255,812 square feet of floor area on a 16,663 square-foot (0.38-acre) lot, for a FAR of 13:1. The proposed uses will be located in a 53-story building with a maximum height of 784 feet.

In a determination letter dated August 2, 2019, the City's Deputy Advisory Agency (DAA) certified the EIR; adopted the environmental findings prepared for the Project as well as a statement of overriding considerations and a mitigation monitoring program; and approved the Project's vesting tentative tract map. Subsequently, an appeal was filed with respect to the DAA's approval of the vesting tentative tract map, and therefore when the CPC denied the appeal on September 12, 2019, it also sustained the decision of the Advisory Agency to approve Vesting Tentative Tract Map No. 74593, certified the EIR, and adopted the Project's Environmental Findings, Statement of Overriding Considerations contained in the environmental findings, and the Project's Mitigation Monitoring Program. CEQA and the State CEQA Guidelines Sections 15000-15387 allow the City to rely on the previously certified EIR unless a Subsequent or Supplemental EIR is required. Specifically, CEQA Guidelines Sections 15162 and 15163 require preparation of a Subsequent or Supplemental EIR when an EIR has been previously certified or a negative declaration has previously been adopted and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, Public Resources Code Section 21166 states that unless one or more of the following events occur, no Subsequent or Supplemental EIR shall be required by the lead agency or by any responsible agency:

- a. Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- b. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- c. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

SECTION 2. CEQA FINDINGS

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the 5th and Hill Project EIR No. ENV-2016-3766-EIR, SCH No. 2017031018 re-certified on September 12, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

SECTION 3. MITIGATION MONITORING PROGRAM

All mitigation measures in the previously adopted Mitigation Monitoring Program attached as Exhibit "C", are imposed on the Project through Condition of Approval, Environmental

Conditions No. 54, to mitigate or avoid significant effects of the proposed Project on the environment and to ensure compliance during Project implementation.

PUBLIC HEARING AND COMMUNICATIONS

A joint public hearing conducted by the Hearing Officer and DAA on this matter, in conjunction with Case No. VTT-74593, was held in Room 1070, City Hall on Wednesday May 8, 2019 at 9:30 a.m. In attendance were the Applicant and Representative, and members of the public.

Summary of Public Hearing and Communications

The Applicant presented the Project and described the design concept within the context of the surrounding area.

From the public, the following comments were made:

Adams Broadwell Joseph & Cardozo (CREEDLA) referenced their written comments on the Final EIR for the Project, pertaining specifically to the following matters:

- The Project will not provide affordable units;
- A Health Risk Assessment was not prepared for the Project; the Air Quality emissions should be disclosed as well as any related health impacts;
- The Project exceeds the South Coast Air Quality Air District's interim thresholds; and
- The Project's GHG emissions were not properly analyzed and mitigation measures were not implemented;

The owner of the Silver City, the commercial building located south of the Project Site along Hill Street confirmed that he is not against the Project; however he expressed concern regarding the Project's construction activities, including dust, roadway and sidewalk closures that could disrupt his business, and potential damage to the building's foundation.

Several Union Representatives, including IBEW Local 11, Plumbers Local 78, Ironworkers Local 416, and the Los Angeles/Orange Counties Building and Construction Trades Council, opposed the Project as no local hire agreement between the Applicant and the unions was in place for a project requesting TFAR; the Project could result in potential construction impacts; and the Project provides no affordable housing being proposed

Several organizations voiced support for the Project, including the Downtown Center Business Improvement District, Los Angeles Chamber of Commerce, Central City Association,

The DAA did not request any further information.

Communications Received

After the distribution of the notice of public hearing, Planning Staff received one email in opposition to the Project and 11 letters of support for the Project.

In addition, two comment letters were submitted by Adams Broadwell Joseph & Cardozo, on behalf of the Coalition for Responsible Equitable Economic Development (CREED LA). The letters provided comments on a variety of environmental topics, including air quality, greenhouse gas emissions, and public health and included a technical letter from Matt Hagemann, P.G., C.h.c. and Hadley Nolan of Soil/Water/Air Projection Enterprise (SWAPE). The City reviewed these two comment letters (dated April 16, 2019 and May 7, 2019) and provided written responses to each of the comments, available as part of the City's administrative case file. The City determined that the comments do not result in any new significant environmental impacts or a substantial increase in any of the severity of significant impacts identified in the Draft EIR. Minor adjustments to Air

Quality and GHG are further accounted for in the CEQA findings. These minor adjustments do not result in any new significant impacts or a substantial increase in the severity of impacts identified in the Draft EIR. As such, in accordance with CEQA Guidelines Section 15088.5, recirculation of the EIR is not required. The documents and other materials that constitute the record of proceedings on which the City's CEQA findings are based are located at the Department of City Planning, Major Projects Section, 221 N. Figueroa Street, Room 1350, Los Angeles, California 90012. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2). No other written responses were submitted to the Department of City Planning.

City Planning Commission

Since the September 12, 2019 City Planning Commission meeting, no comments and/or inquiries regarding the Project have been received by Planning Staff.

Owner:
W 5TH STREET,
LOS ANGELES CA 90013

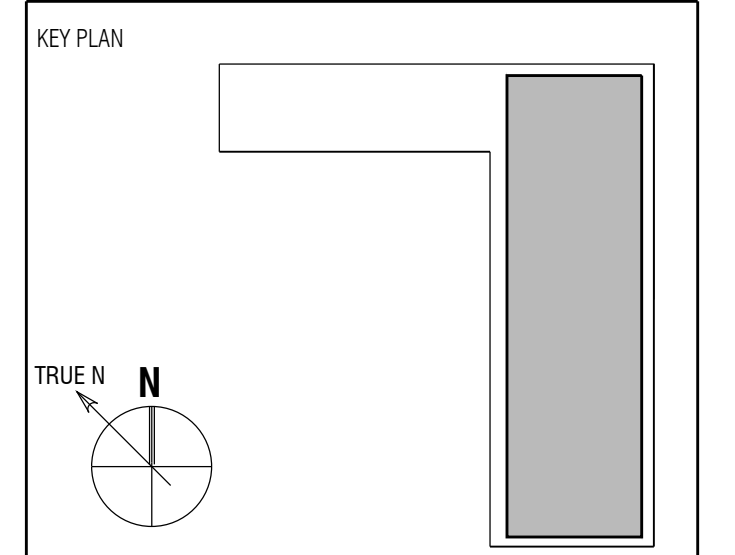
JMF DEVELOPMENT LLC
448 S. Hill Street, Suite 608, Los Angeles, CA 90013
TEL: 213.622.2929 Ext. 401 | FAX: (213) 622-0092

Architect:
ARQUITECTONICA
818 WEST 7TH STREET, SUITE 800
LOS ANGELES, CA 90017
TEL: 213.895.7000
FAX: 213.895.7808

Landscape Architect: MAS LANDSCAPE ARCHITECTURE
507 30TH STREET
NEWPORT BEACH, CA 92663
TEL: 949.675.9954

5TH & HILL PROJECT

JULY 29, 2019



Seal / Signature:

Project No.: 3458

RevNo	Date	Description
12/21/2017	12/21/2017	UPDATED ER SET
03/19/2019	03/19/2019	HEARING PLAN SET
07/29/2019	07/29/2019	PLANNING UPDATE

Full Size Print: 30" x 42"

Sheet Title: COVER SHEET

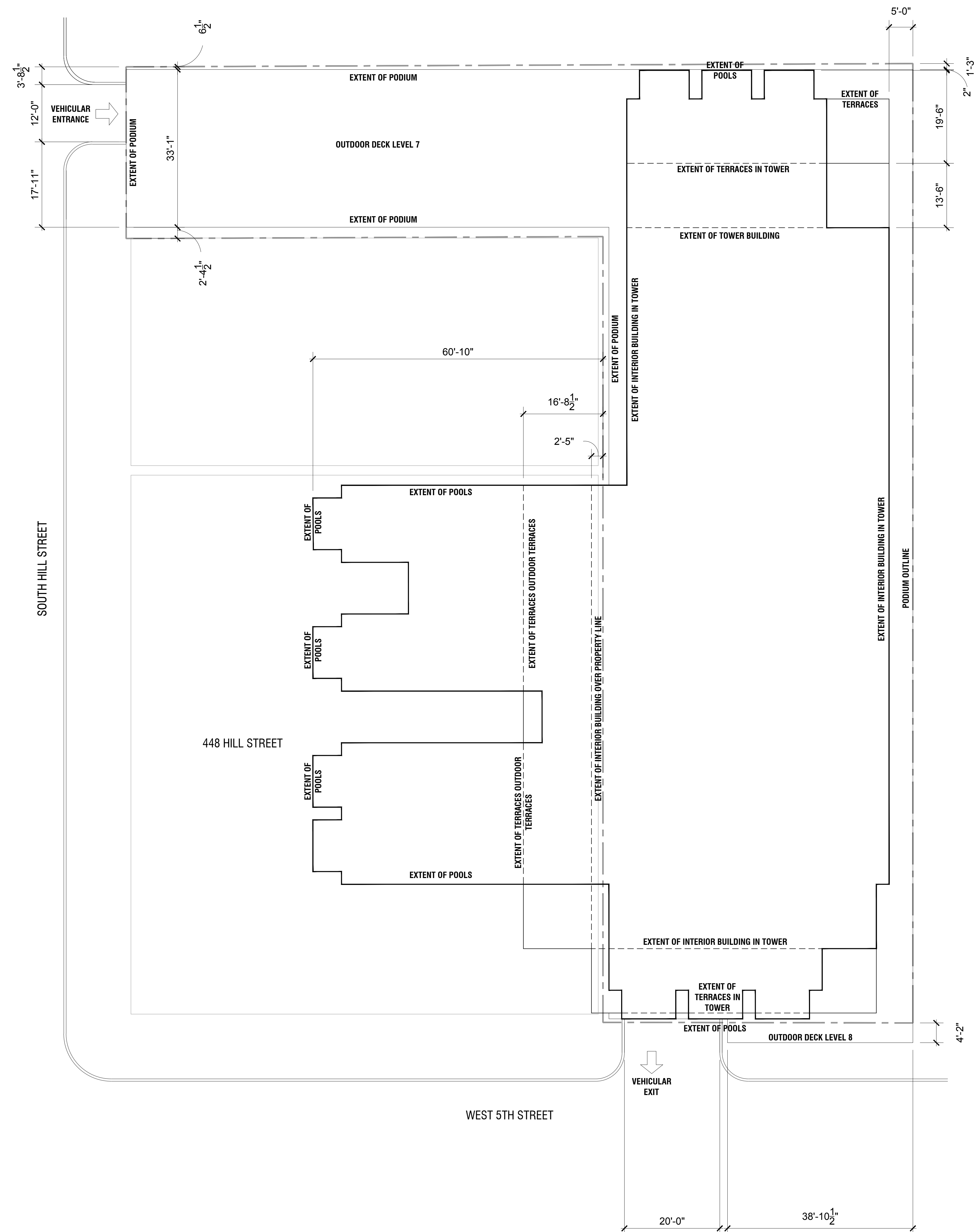
Scale:

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NOT FOR CONSTRUCTION

PLOT PLAN

PROJECT SUMMARY



APPLICANT: JMF DEVELOPMENT V LLC
448 S. HILL STREET, SUITE 608
LOS ANGELES, CA 90013

PROJECT ADDRESS: 319-323 1/2 WEST 5TH STREET
440-442 SOUTH HILL STREET
LOS ANGELES, CA 90013

LEGAL DESCRIPTION

ZONING: C2-4D

LOT I: PROPERTY ADDRESS: 319 WEST 5TH STREET, LOS ANGELES, CA 90013

THOSE PORTIONS OF LOTS 6 AND 7, IN BLOCK 11 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 ET SEQ., MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT II: PROPERTY ADDRESS: 321 WEST 5TH STREET AND 440 SOUTH HILL STREET, LOS ANGELES, CA 90013

PARCEL 1: THOSE PORTIONS OF LOTS 6 AND 7 IN BLOCK 11 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 66 ET SEQ., MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: LOT B OF A RESUBDIVISION OF A PORTION OF BLOCK 11, ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 174 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO, THAT PORTION OF LOT 7, IN BLOCK 11 OF ORD'S SURVEY.

LOT AREA	RESIDENTIAL UNIT COUNT	POOLS AND BALCONIES		
		LEVEL	POOL	SPA
LOT AREA: APPROXIMATELY 16,663 SQ. FT. OR 0.38 ACRES.	39	51		1
BUILDABLE AREA: 20,053 SQ. FT.	40	50	1	4
	41	49	1	4
	42	48	2	5
	43	47	1	4
	44	46	1	3
	45	45	1	4
	46	44	1	5
	47	43	1	3
	48	42	2	5
	49	41	1	4
	50	40	1	3
Total	31	37	1	3

MINIMUM SETBACKS

FRONT SETBACK: 0'-0"
SIDE SETBACK: 0'-0"
BACK SETBACK: 0'-0"

PROJECT DESCRIPTION

NO. OF TOWER FLOORS: 39 FLOORS
NO. OF ABOVE GRADE PODIUM FLOORS: 08 FLOORS
TOWER HEIGHT (TOP OF PARAPET): 783'-10"
PODIUM HEIGHT (FINISH FLOOR): 95'-0"
NUMBER OF UNITS: 31
NUMBER OF HOTEL KEYS: 190
TOTAL FLOOR AREA ALLOWED: 290,689 SQ. FT.
TOTAL FLOOR AREA PROPOSED: 255,812 SQ. FT.

PARKING REQUIREMENTS

UNITS W/ 3 HABITABLE ROOMS OR LESS: 03 UNITS x 1.0 = 03
UNITS W/ MORE THAN 3 HABITABLE ROOMS: 28 UNITS x 1.25 = 35
HOTEL:
FIRST 20 ROOMS: 20 ROOMS / 2 = 10
SECOND 20 ROOMS: 20 ROOMS / 4 = 05
REMAINING ROOMS: 150 ROOMS / 6 = 25
HOTEL RESTAURANT / BAR: 8,648 / 1,000 = 09
MEETING / BANQUET ROOMS: 6,119 / 1,000 x 10 = 61
RESTAURANT:
INDOOR DINING: 7,068 / 1,000 = 07
OUTDOOR DINING: 13,516 / 1,000 = 13
TOTAL PARKING FOR ALL USES: 168
PARKING REDUCTION PER BICYCLE ORDINANCE:
15% REDUCTION FOR RESIDENTIAL: -12
30% FOR NON-RESIDENTIAL: -27
TOTAL REQUIRED PARKING: 129 SPACES
TOTAL PARKING SPACES PROVIDED: 129 SPACES

BICYCLE PARKING REQUIREMENTS

RESIDENTIAL:	LONG-TERM (1 PER DWELLING UNIT):	31 UNITS / 10 = 3	TOTAL BICYCLE PARKING REQUIRED:	67 SPACES
	SHORT-TERM (1 PER 10 DWELLING UNITS):	3	LONG-TERM PROVIDED:	39 SPACES
HOTEL:	LONG-TERM (1 PER 10 GUEST ROOMS):	190 ROOMS / 10 = 19	AUTOMOBILE PARKING REPLACEMENT:	156 SPACES
	SHORT-TERM (1 PER 10 GUEST ROOMS):	190 ROOMS / 10 = 19	TOTAL BICYCLE PARKING PROVIDED:	117 SPACES
	HOTEL RESTAURANT LONG-TERM (1 PER 2000 SF):	8,648 SQ. FT. / 2000 = 05	LONG-TERM PROVIDED:	39 SPACES
	HOTEL RESTAURANT SHORT-TERM (1 PER 2000 SF):	8,648 SQ. FT. / 2000 = 05	SHORT-TERM PROVIDED:	39 SPACES
	MEETING / BANQUET ROOMS LONG-TERM (1 PER 10,000 SQ. FT., MINIMUM 2)	6,119 SQ. FT./10,000 = 02		
	MEETING / BANQUET ROOMS SHORT-TERM (1 PER 10,000 SQ. FT., MINIMUM 2)	6,119 SQ. FT./10,000 = 02		
COMMERCIAL:	LONG-TERM (1 PER 2000 SQ. FT.):	20,584 SQ. FT. / 2000 = 10		
	SHORT-TERM (1 PER 2000 SQ. FT.):	20,584 SQ. FT. / 2000 = 10		

OPEN SPACE REQUIREMENTS

100 SQ. FT. PER UNIT W/ LESS THAN 3 HABITABLE ROOMS: 0 UNITS x 100 = -
125 SQ. FT. PER UNIT W/ 3 HABITABLE ROOMS: 09 UNITS x 125 = 1,125 SQ. FT.
175 SQ. FT. PER UNIT W/ 4 OR MORE HABITABLE ROOMS: 22 UNITS x 175 = 3,850 SQ. FT.
(10% REDUCTION FR COMMON OPEN SPACE): -----
TOTAL OPEN SPACE REQUIRED: 4,975 SQ. FT.
TOTAL OPEN SPACE PROVIDED:
OPEN SPACE PROVIDED:
EXTERIOR COMMON SPACE: 4,565 SQ. FT.
INDOOR COMMON SPACE (MAX. 25%): 1,244 SQ. FT.
PRIVATE OPEN SPACE (MAX. 50 SQ. FT. PER UNIT): 31 x 50 SQ. FT. = 1,550 SQ. FT.
TOTAL OPEN SPACE PROVIDED: 7,359 SQ. FT.

OPEN SPACE MATRIX:

EXTERIOR OPEN SPACE	PRIVATE OPEN SPACE
Level 19: 3,769 SF	Level 50: 50 SF
Level 38: 796 SF	Level 49: 100 SF
Total: 4,565 SF	Level 48: 100 SF
	Level 47: 100 SF
	Level 46: 150 SF
	Level 45: 150 SF
	Level 44: 150 SF
	Level 43: 150 SF
	Level 42: 150 SF
	Level 41: 150 SF
	Level 40: 150 SF
	Level 39: 150 SF
	Total: 1,550 SF
GRAND TOTAL	7,359 SF

TREE REQUIREMENTS

TREES REQUIRED: 1 TREE PER 4 UNITS: 31 UNITS / 4 = 8
TOTAL TREES PROVIDED (MIN. 24" BOX SIZE, NO PALM TREE INCLUDED): 20 TREES

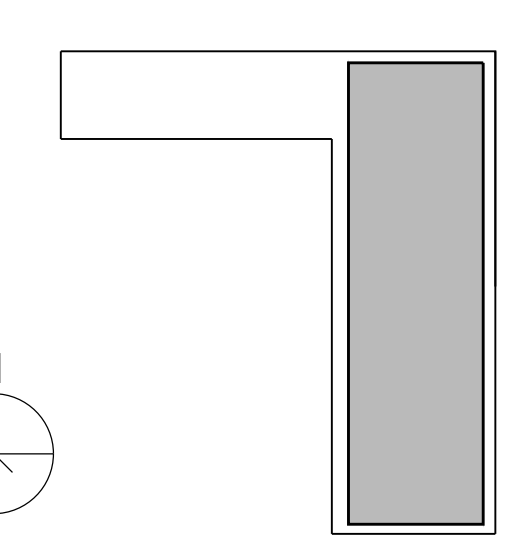
5TH & HILL
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Owner: JMF DEVELOPMENT LLC

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FAX: 213.895.7805

Landscape Architect: **MUS LANDSCAPE ARCHITECTURE**
507 30TH STREET
NEWPORT BEACH, CA 92663
TEL: 949.673.9964



Seal / Signature:

Project No.: 3458

RevNo.	Date	Description
12/21/2017		UPDATED EIR SET
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10/15/2018		UPDATED EIR SET
02/19/2019		HEARING PLAN SET
07/29/2019		PLANNING UPDATE

Full Size Print: 30" x 42"

Sheet Title: **PROJECT INFORMATION**

Scale:

G0.08

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 FAX: 213.955.7808

Landscape Architect:
 MAS LANDSCAPE ARCHITECTURE

507 30TH STREET
 NEWPORT BEACH, CA 92663
 TEL. 949.675.9064

REFERENCE DOCUMENT:
 PER PRELIMINARY TITLE REPORT FROM
 COMMONWEALTH LAND TITLE COMPANY
 ORDER NO. 0919554-919-0AA-0A6
 DATED AS OF: JULY 22, 2016

LEGAL DESCRIPTION:
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 1:
 THOSE PORTIONS OF LOTS 6 AND 7 IN BLOCK 11 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 66 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE NORTHERLY LINE OF FIFTH STREET, DISTANT THEREON WESTERLY 31.25 FEET FROM THE SOUTHEASTERN CORNER OF SAID LOT 6, SAID POINT OF BEGINNING; BEING ALSO THE SOUTHWESTERN CORNER OF THE PARCEL OF LAND CONVEYED TO MAER AND ZOEBLEN BREWERY, A CORPORATION, BY DEED RECORDED IN BOOK 1787, PAGE 82 OF DEEDS; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE PARCEL OF LAND SO CONVEYED TO MAER AND ZOEBLEN BREWERY TO THE SOUTHEASTERN CORNER OF THE PARCEL OF LAND CONVEYED TO ROSEITA H. OSBORN AND WILLIAM H. OSBORN, HER HUSBAND, TO PAULINE D. MARTIN AND MARGARET C. SCHODER, BY DEED DATED DECEMBER 7, 1904 RECORDED IN BOOK 2176, PAGE 192 OF DEEDS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE PARCEL OF LAND SO CONVEYED TO PAULINE D. MARTIN AND MARGARET C. SCHODER, 31.75 FEET, MORE OR LESS, TO THE SOUTHWESTERN CORNER THEREOF; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF THE PARCEL OF LAND SO CONVEYED TO MAER AND ZOEBLEN BREWERY HEREBYFORE REFERRED TO, TO THE NORTHERLY LINE OF FIFTH STREET; THENCE EASTERLY ALONG SAID NORTHERLY LINE 31.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LAND AREA:
 PARCEL 1 (APN: 5149-026-011)
 CONTAINING AN AREA OF 5,234.66 SQ. FT. OR 0.12 ACRES, MORE OR LESS.
 PARCEL 2 (APN: 5149-026-009)
 CONTAINING AN AREA OF 6,742.96 SQ. FT. OR 0.109 ACRES, MORE OR LESS.
 PARCEL 3 (APN: 5149-026-007)
 CONTAINING AN AREA OF 6,885.40 SQ. FT. OR 0.153 ACRES, MORE OR LESS.
 CONTAINING A TOTAL AREA OF 16,663.02 SQ. FT. OR 0.382 ACRES, MORE OR LESS.

LEGEND:

A.C. - ASPHALT CONCRETE	O/S - OFFSET
B.C. - BEGINNING OF CURVE	(P) - PRORATED
BW - BACK OF WALK	PC - PROPERTY CORNER
BM - BENCHMARK	PP - POINT OF INTERSECTION
CB - CATCH BASIN	R/P/L - PROPERTY LINE
CEFB - CITY ENGINEER'S FIELD BOOK	PL - PLANTED
C/L - CENTERLINE	P.O.L. - POINT ON LINE
CLC - CHAIN LINE FENCE	PM - PUNCH MARK
COL - COLUMN	PUS - PUNCH MARKS
CONC - CONCRETE	PROD - PRODUCED (PROLONGED)
COR - CORNER	PWB - PUBLIC WORKS FIELD BOOK
CS - CROWN SPACE	REG - REGISTERED CIVIL ENGINEER
CG - END OF CURVE	RFB - ROAD DEPARTMENT FIELD BOOK
EG - EXISTING GRADE	S.S.M. - STANDARD SURVEY MONUMENT
ELC - ELECTRIC	S.S.M. - STANDARD SURVEY DISC MONUMENT
EST - ESTABLISH	S&M - SPIKE & TIN
FB - FIELD BOOK	S&W - SPIKE & WASHER
FF - FLOWING ELEV.	TC - TOP OF CURB ELEV.
FL - FLOWING ELEV.	TR - TRACT MAP
FS - FINISH SURFACE ELEV.	TW - TOP OF WALL ELEV.
INTER - INTERSECTION	W.I.F. - WROUGHT IRON FENCE
IP - IRON PIPE	
LS - LAND SURVEYOR	
L & T - LEAD & TACK	
M - MEASURED	
MB - MAP BOOK	
OH - OVERHANG	

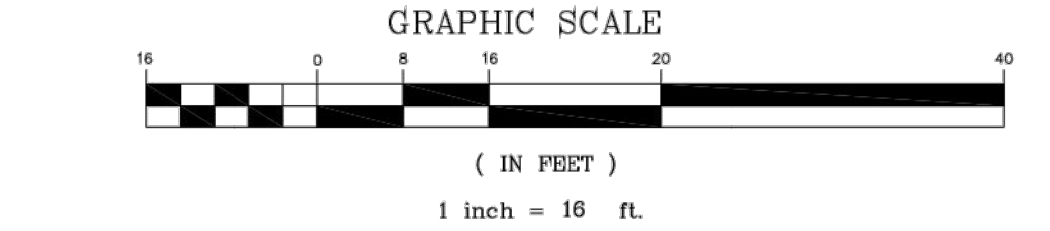
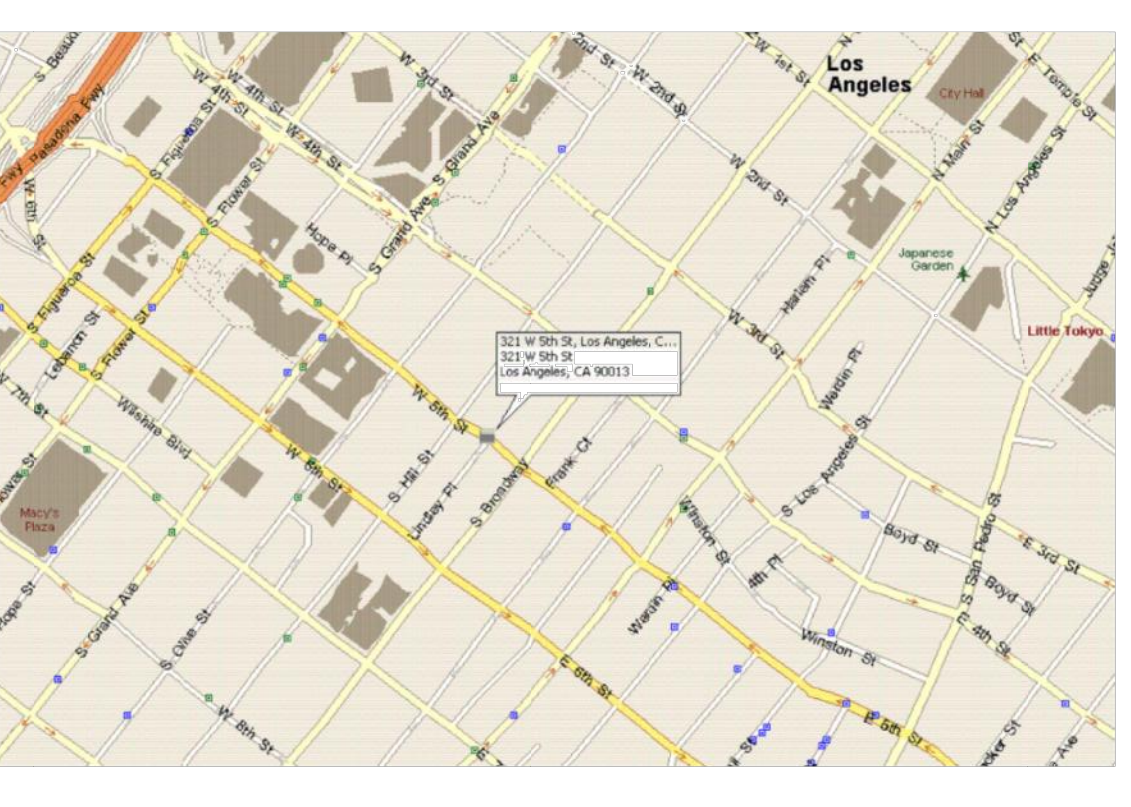
PARCEL 2:
 LOT 8 OF A RESUBDIVISION OF A PORTION OF BLOCK 11, ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 174 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 ALSO, THAT PORTION OF LOT 7, IN BLOCK 11 OF ORD'S SURVEY, AS DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST EASTERN CORNER OF LOT 8 AS SHOWN ON THE RESUBDIVISION OF A PORTION OF SAID BLOCK 11, AS PER MAP RECORDED IN BOOK 5, PAGE 174 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG THE EASTERN LINE OF SAID LOT 8, 36 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE SOUTH 62° 23' 8" EAST 31.75 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF THE LOT CONVEYED TO THE MAER AND ZOEBLEN BREWERY, BY DEED RECORDED IN BOOK 1787, PAGE 82 OF DEEDS; THENCE NORTHERLY PARALLEL WITH THE FIRST COURSE, 36 FEET TO A POINT IN THE SOUTH LINE OF LOT 6, AS SHOWN ON THE MAP HEREBY REFERRED TO; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 6, 31.75 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 3:
 THOSE PORTIONS OF LOTS 6 AND 7, IN BLOCK 11 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGES 66 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING ON THE EASTERN LINE OF SAID LOT 6 AT THE NORTHERLY LINE OF FIFTH STREET, 60 FEET WIDE; THENCE NORTHERLY ALONG THE EASTERN LINE OF SAID LOTS 6 AND 7 TO THE FACE OF THE SOUTH WALL OF THE ONE AND ONE-HALF STORY BRICK BUILDING STANDING ON LOT 6 OF THE RESUBDIVISION OF A PORTION OF BLOCK 11 OF ORD'S SURVEY, AS PER MAP RECORDED IN BOOK 5, PAGE 174 OF MAPS, RECORDS OF SAID COUNTY, AS SAID BUILDING EXISTED JANUARY 1, 1918; THENCE WESTERLY ALONG SAID SOUTH FACE TO A LINE PARALLEL WITH SAID EAST LINE AND DISTANT 33 1/4 FEET WESTERLY MEASURED AT RIGHT ANGLES THEREFROM; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO THE NORTHERLY LINE OF FIFTH STREET; THENCE EASTERLY ALONG SAID STREET LINE 33 1/4 FEET TO THE POINT OF BEGINNING.

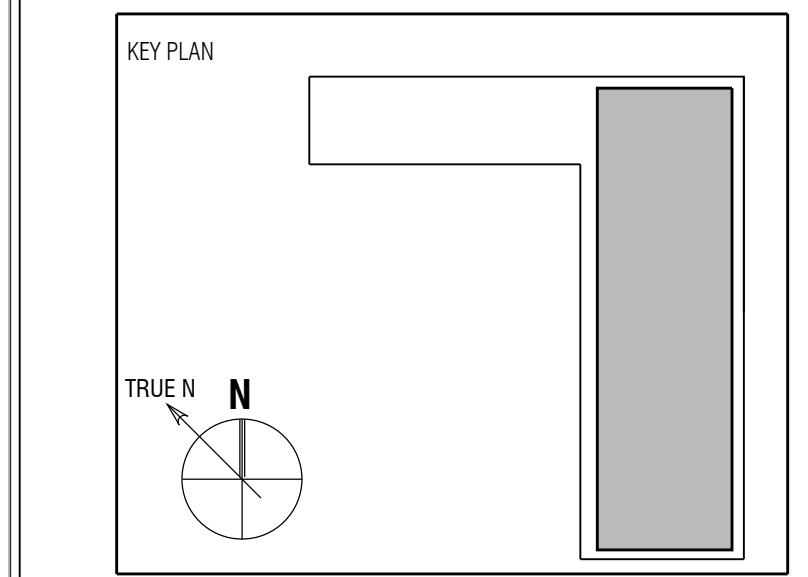
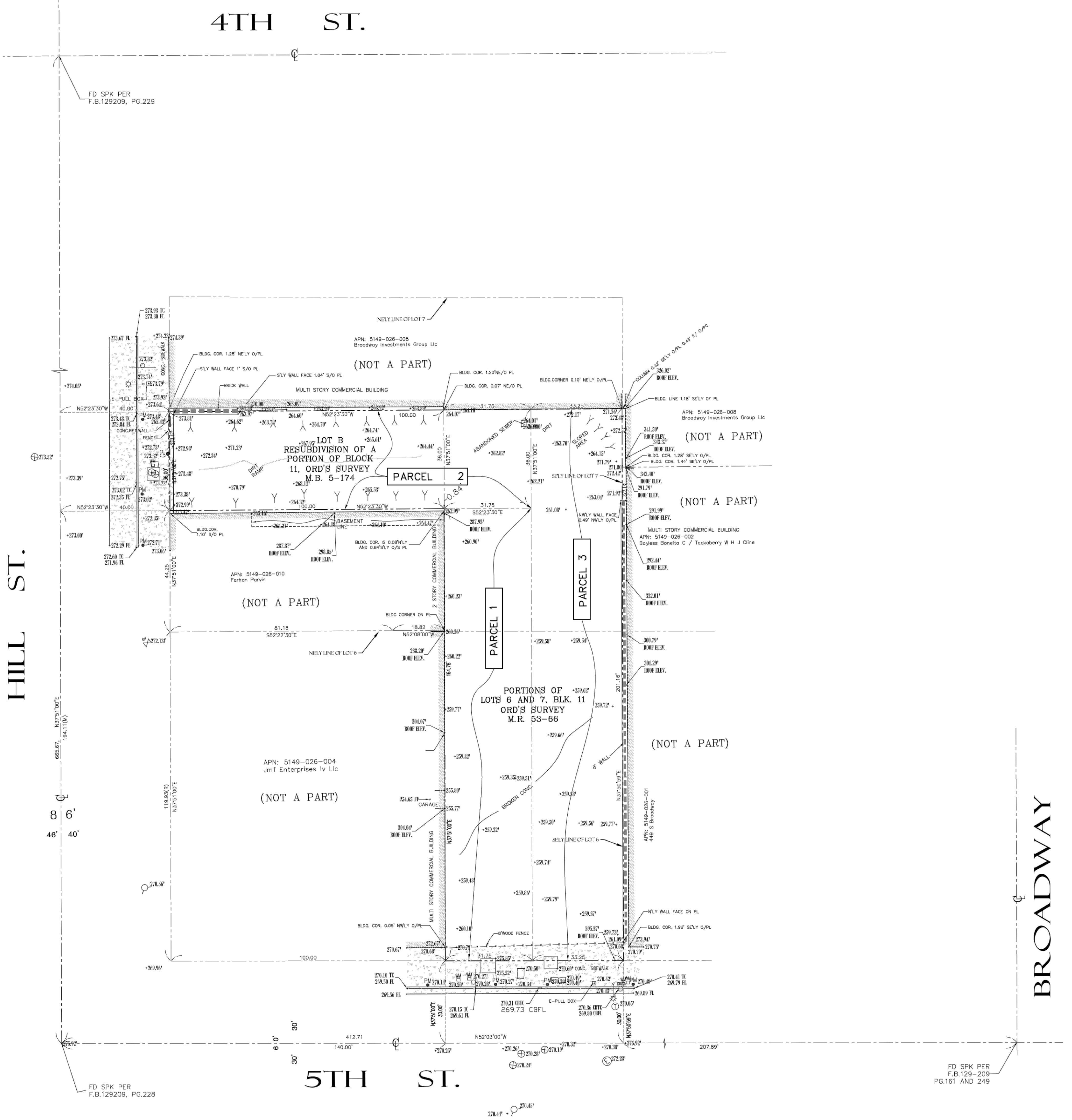
Assessor's Parcel Number: 5149-026-011, 5149-026-009, 5149-026-007

BASIS OF BEARINGS:
 THE BEARING NORTH 37°47'00" EAST ON THE CENTER LINE OF HILL STREET AS SHOWN ON RESUBDIVISION OF A PORTION OF BLOCK 11, ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 5, PAGE 174, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK INFORMATION:
 BENCHMARK ID: 12-06773
 YEAR OF ADJUSTMENT: 2000
 DESCRIPTION: SPK N CURB FIFTH ST; 12FT E/O BCR HILL ST; W END CB
 ELEV = 269.812 FT



TITLE: TOPOGRAPHIC SURVEY	
319-321 W. 5TH ST. AND 440 S. HILL ST., LOS ANGELES, CA 90013	
CLIENT: JMF ENTERPRISES V LLC	JOB NO.: 17-12330
SCALE: 1"=16'	DATE: 10/09/17
DESIGNED BY: L.M.	REVISION (S):
UPPER DRAWING: M.B.L.	
LOWER DRAWING: M.S.	
CHECKED BY: C.D.L.	SHEET 1 OF 1 SHEET



Seal / Signature:

Project No.: 3458

RevNo.	Date	Description
12/21/2017		UPDATED EIR SET
03/19/2019		HEARING PLAN SET
07/28/2019		PLANNING UPDATE

Full Size Print: 30" x 42"

Sheet Title:
SITE SURVEY

Scale:

GO.09

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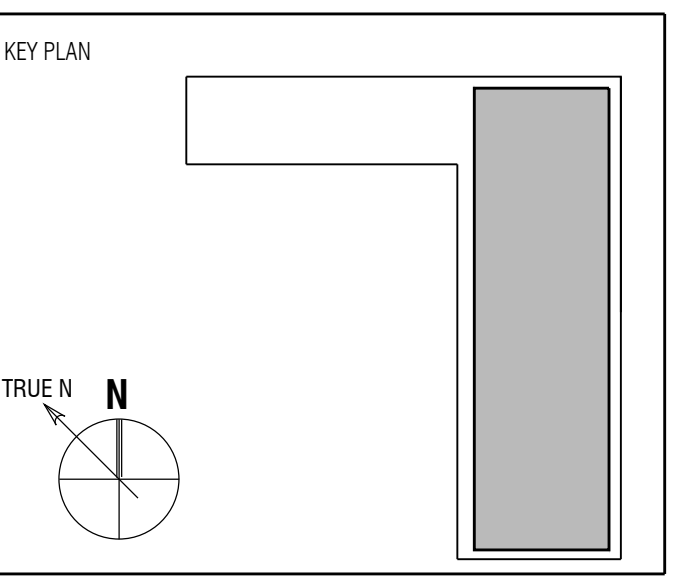


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Landscape Architect: **MAS LANDSCAPE ARCHITECTURE**
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 NEWPORT BEACH, CA 92663
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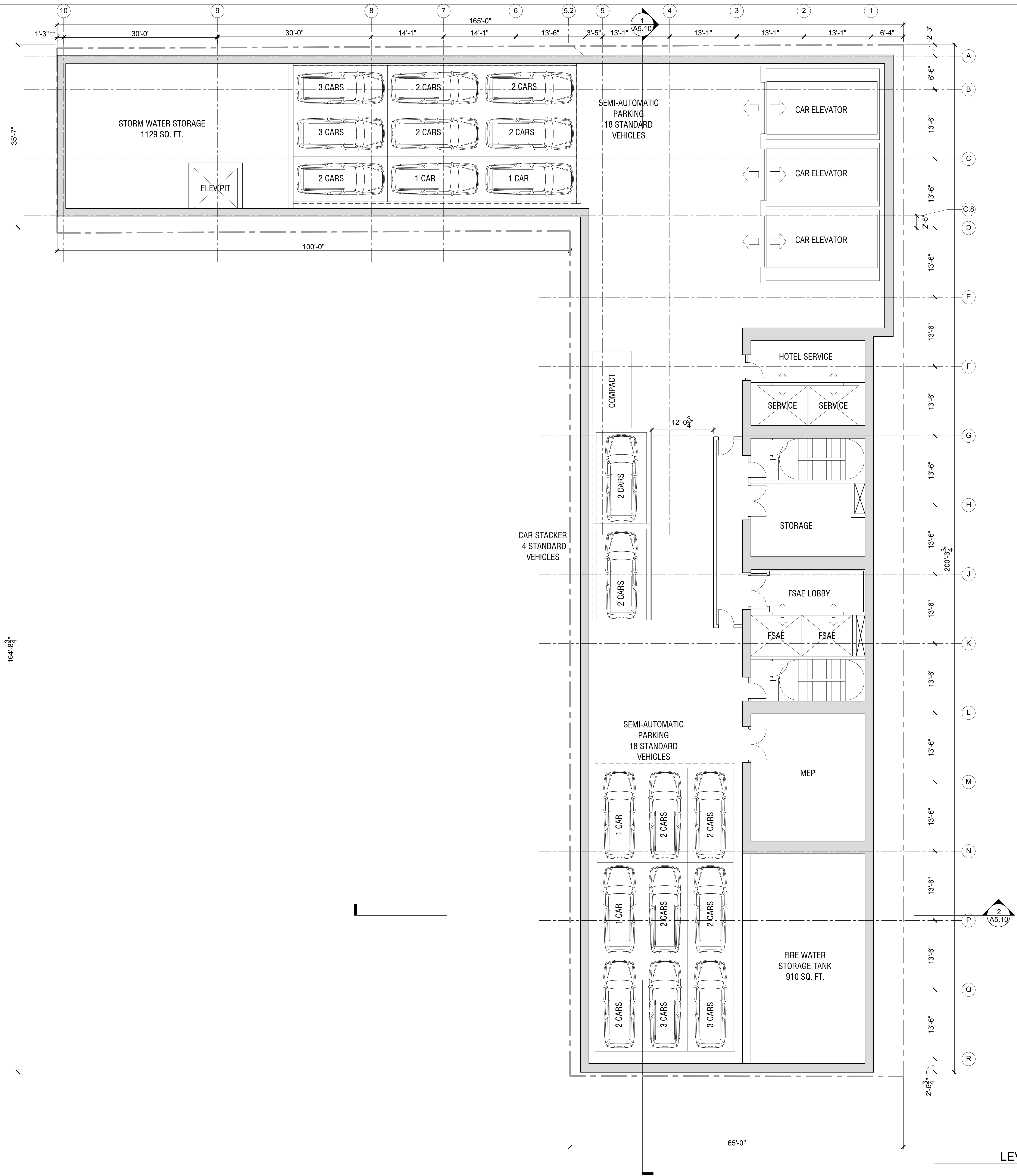
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**PERSPECTIVE VIEW FROM
 CORNER OF
 HILL ST AND 5T ST**

Scale:

G5.00
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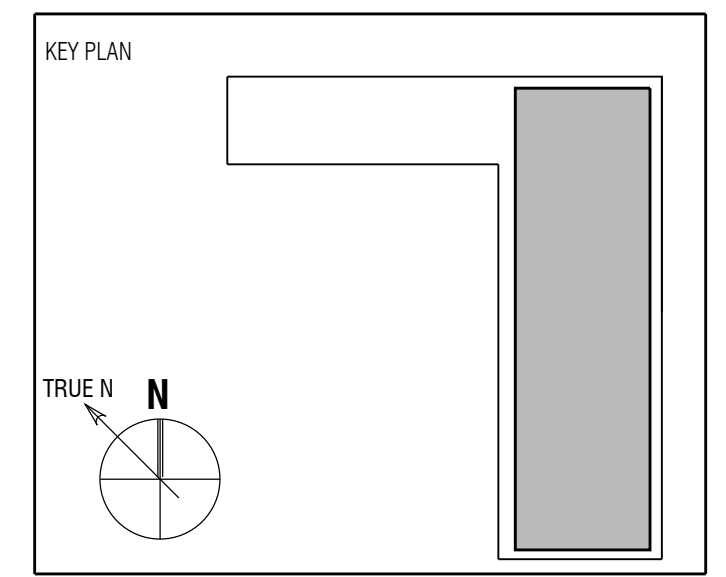


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03/19/2019		HEARING PLAN SET
07/29/2019		PLANNING UPDATE

Full Size Print: 30" x 42"

Sheet Title:
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 PARKING**

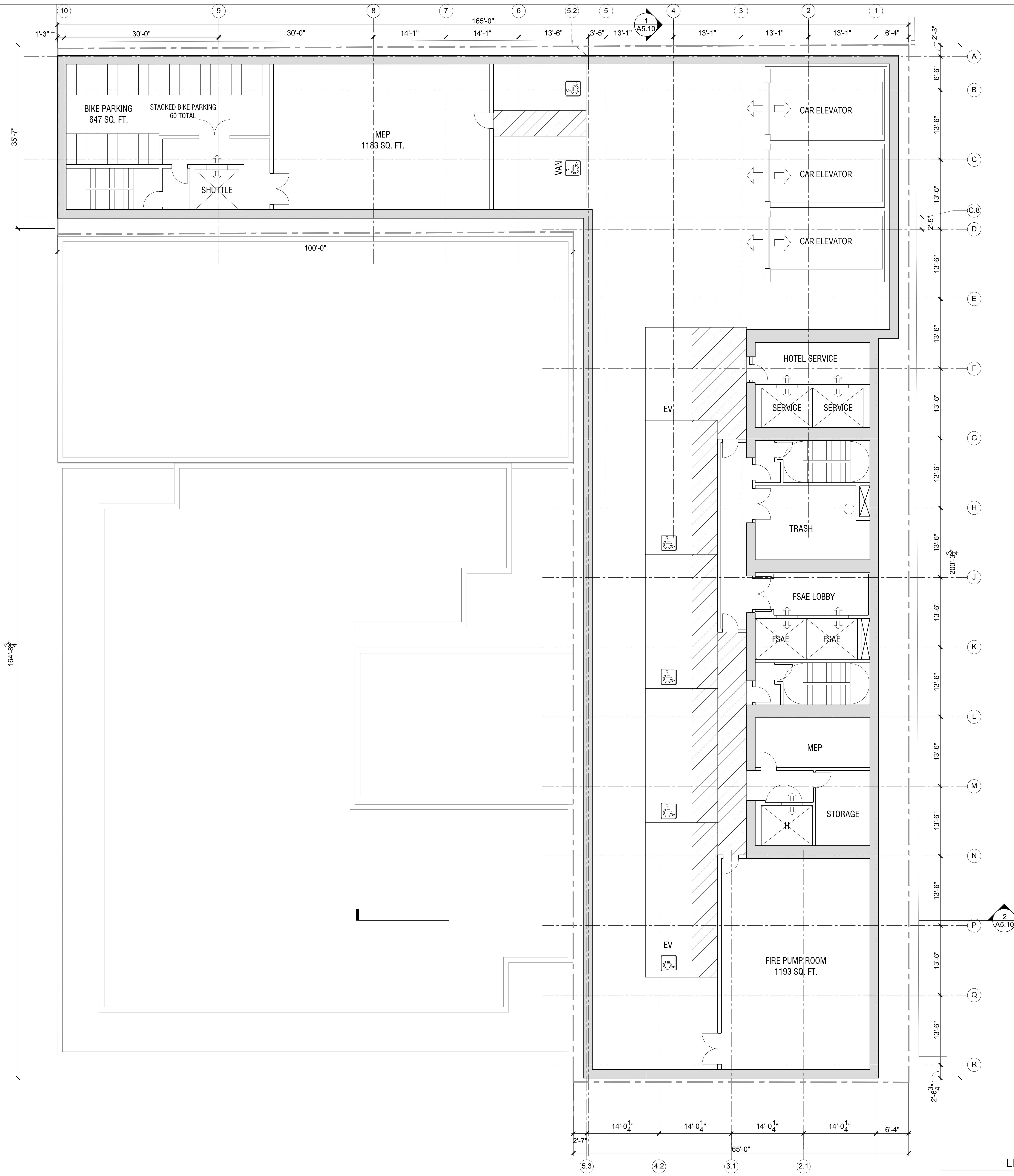
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A2.B2A

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LEVEL B2 - PARKING
 SCALE: 1/8" = 1'-0" 1

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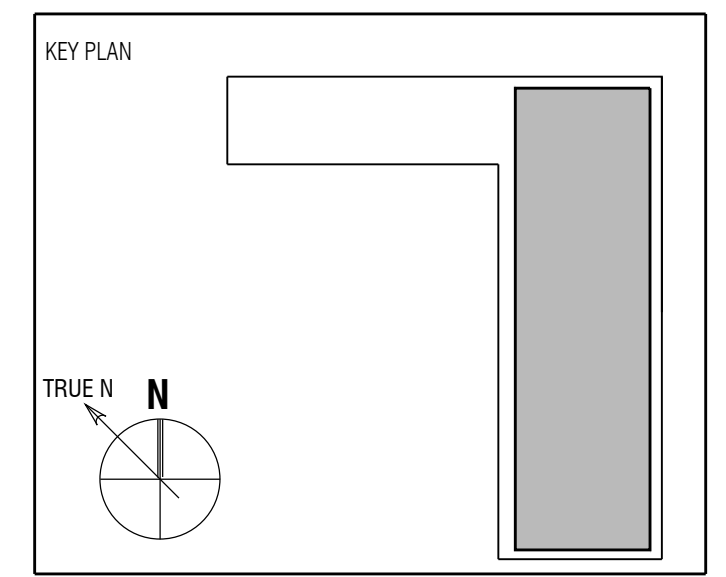
LEVEL B1 - PARKING
SCALE: 1/8" = 1'-0" **1**

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Project No.: 3458

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03/19/2019	03/19/2019	HEARING PLAN SET
07/29/2019	07/29/2019	PLANNING UPDATE

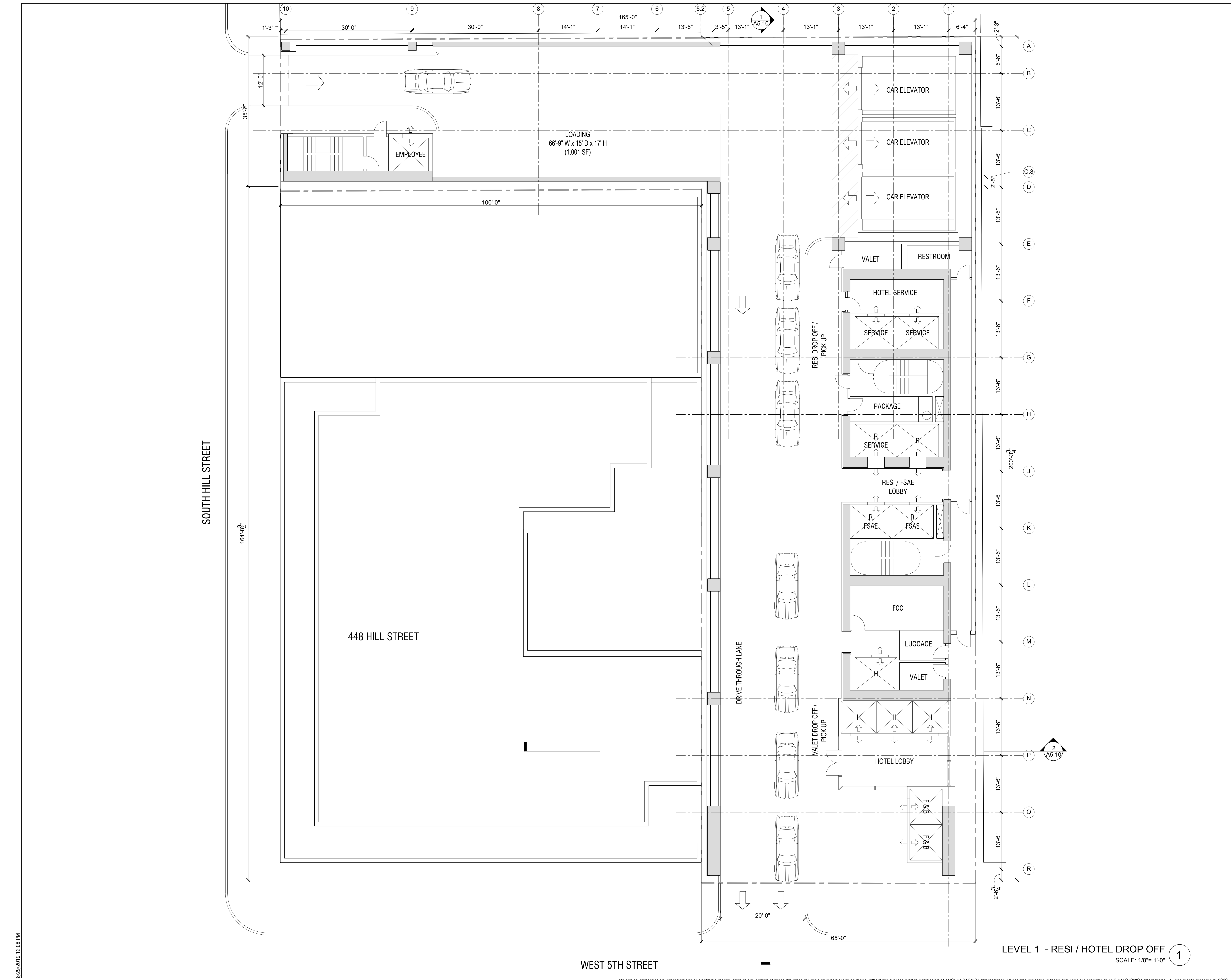
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Sheet Title:
**FLOOR PLAN - LEVEL B1
PARKING**

Scale:

A2.B1A
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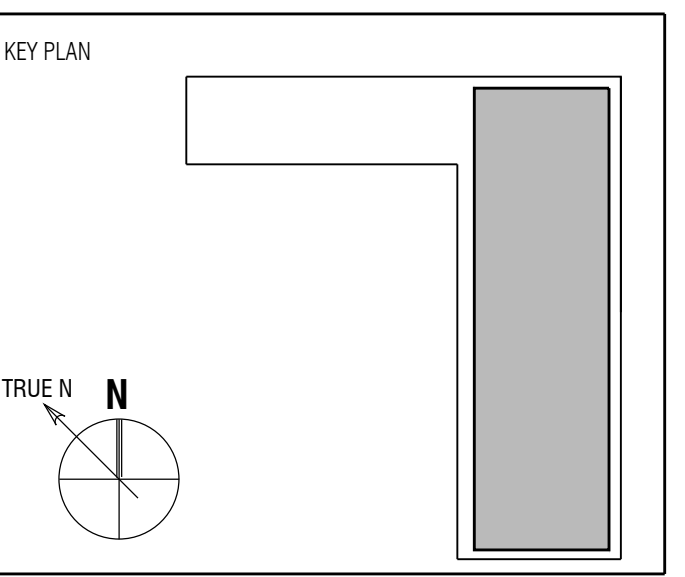


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 1
 RESIDENTIAL /
 HOTEL DROP OFF**

Scale:

A2.01A

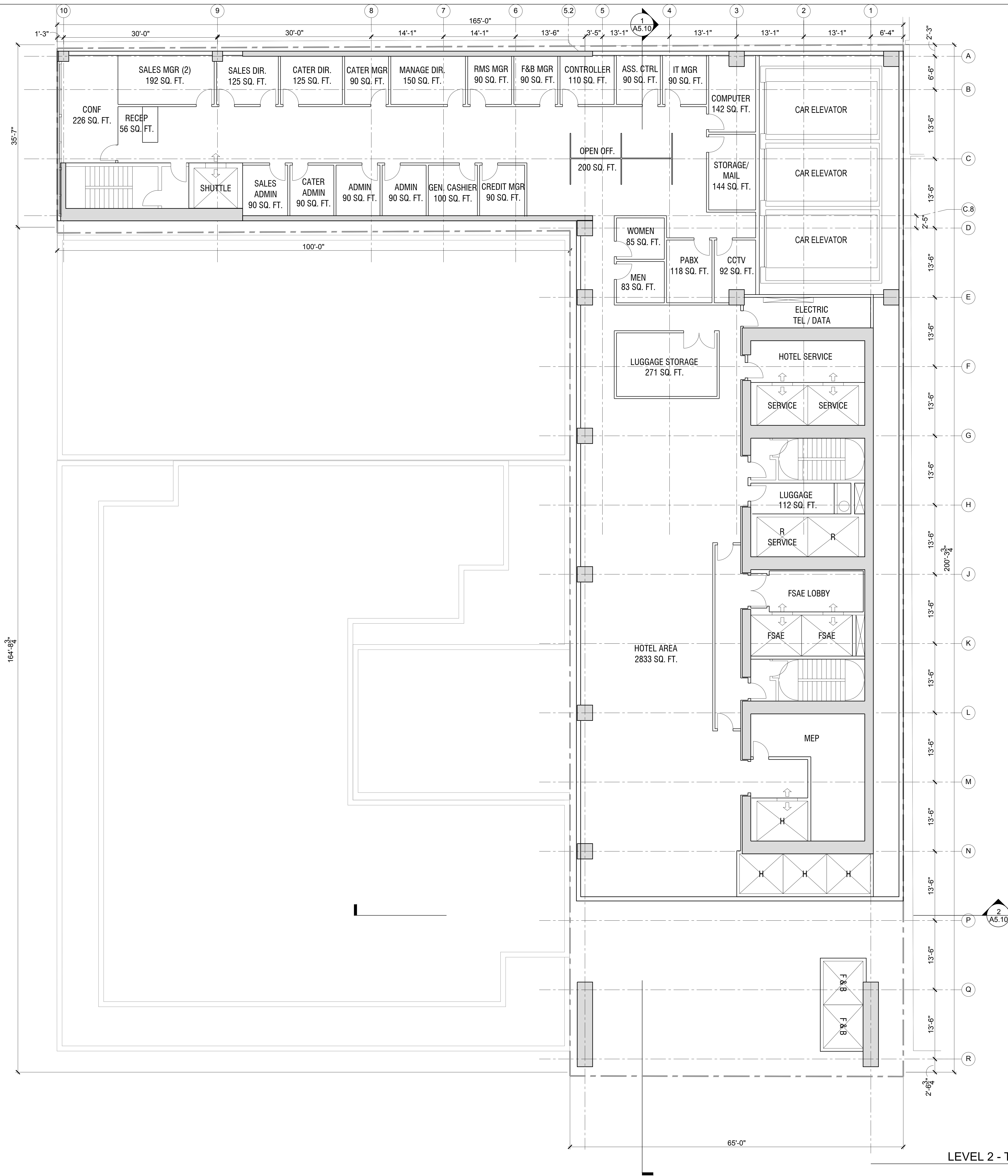
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LEVEL 1 - RESI / HOTEL DROP OFF
 SCALE: 1/8" = 1'-0" **1**

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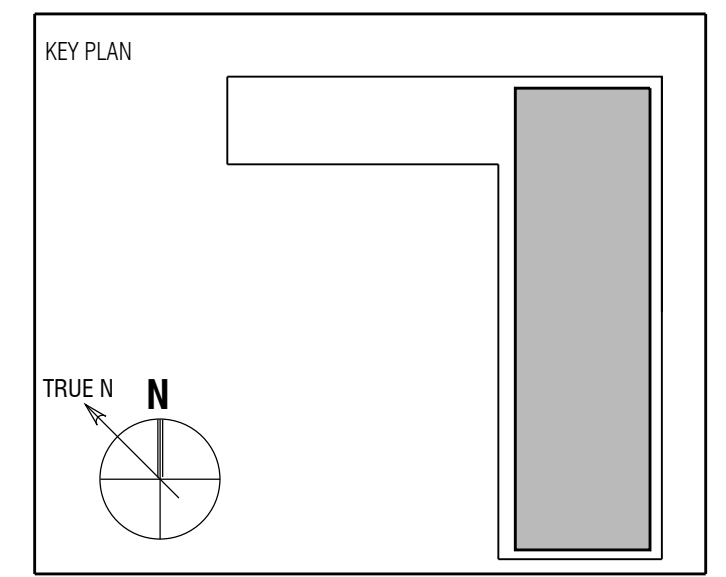
LEVEL 2 - TRANSITION LOBBY
SCALE: 1/8" = 1'-0" 1

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07/29/2019		PLANNING UPDATE

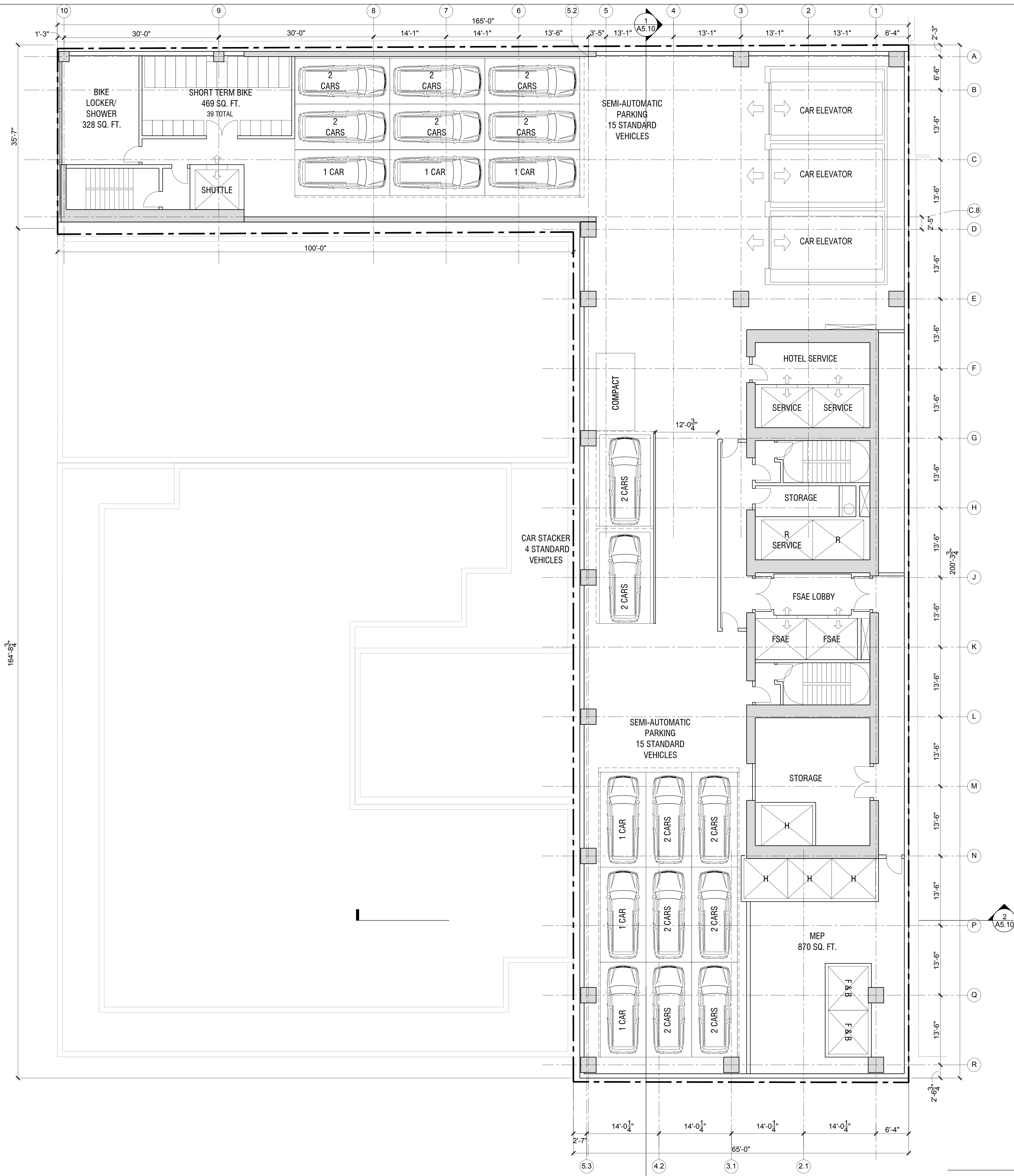
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Sheet Title:
**FLOOR PLAN - LEVEL 2
TRANSITION LOBBY**

Scale:

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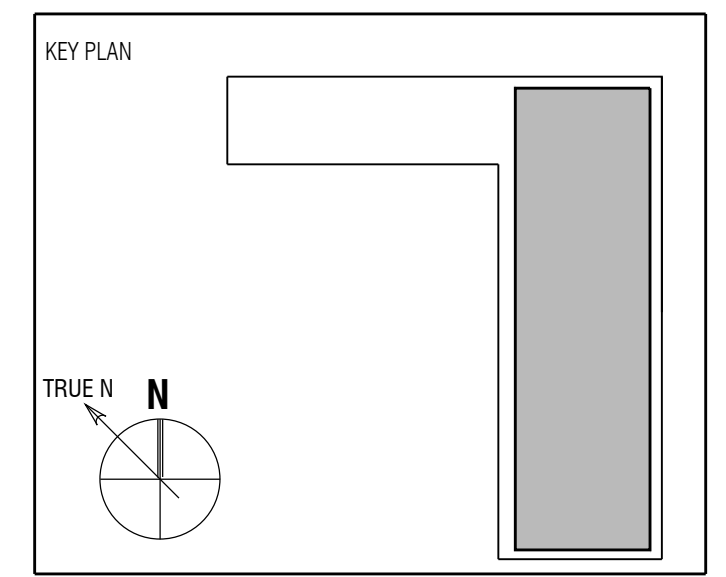


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 3
 PARKING**

Scale:

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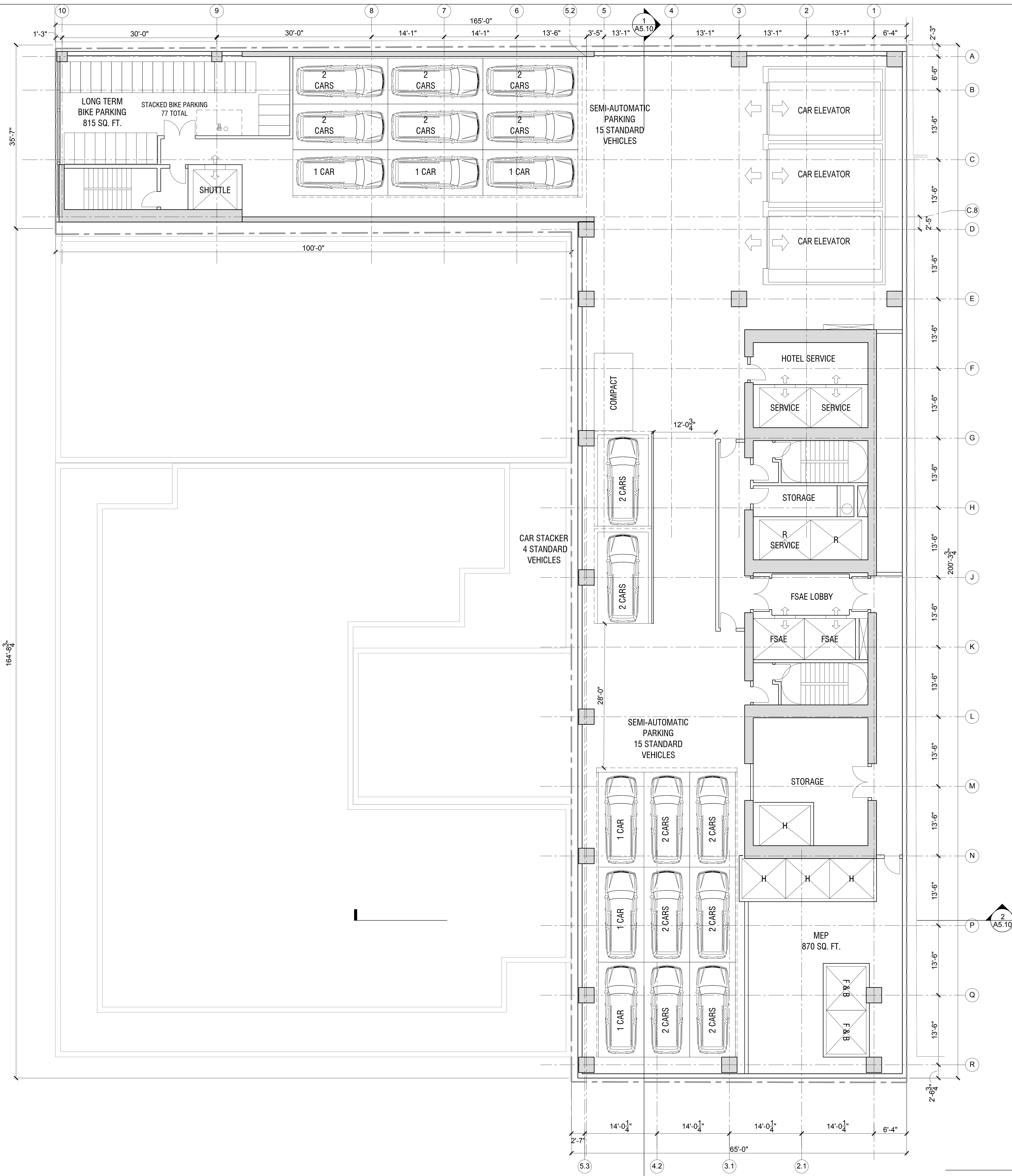
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LEVEL 3 - PARKING
 SCALE: 1/8" = 1'-0" 1

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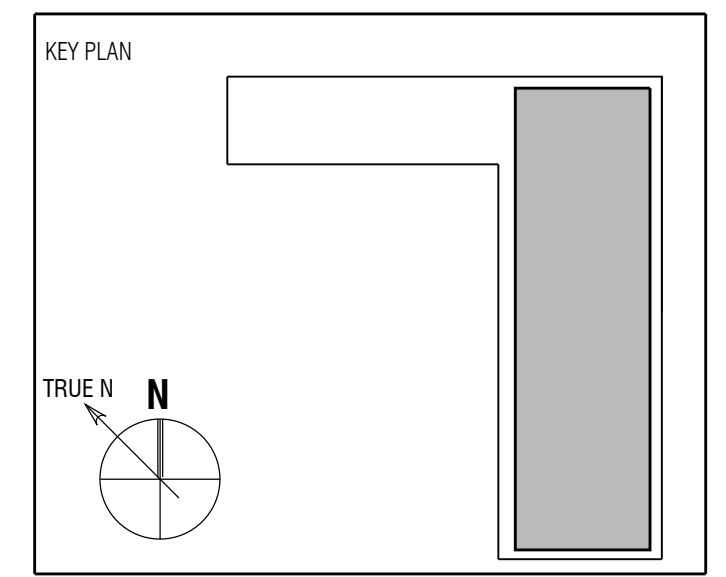
LEVEL 4 - PARKING ①
SCALE: 1/8" = 1'-0"

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07/29/2019	07/29/2019	PLANNING UPDATE

Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 4
PARKING**

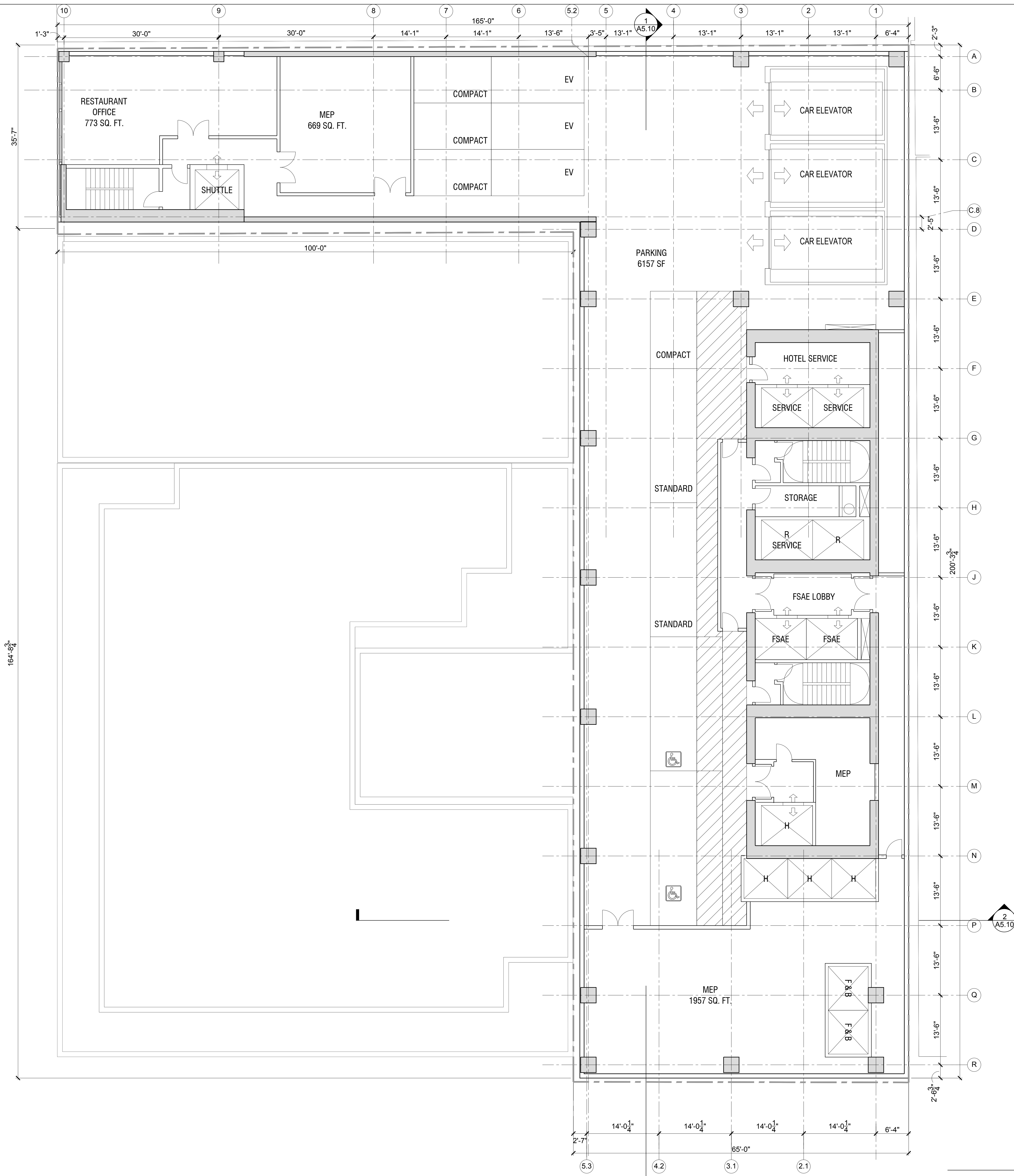
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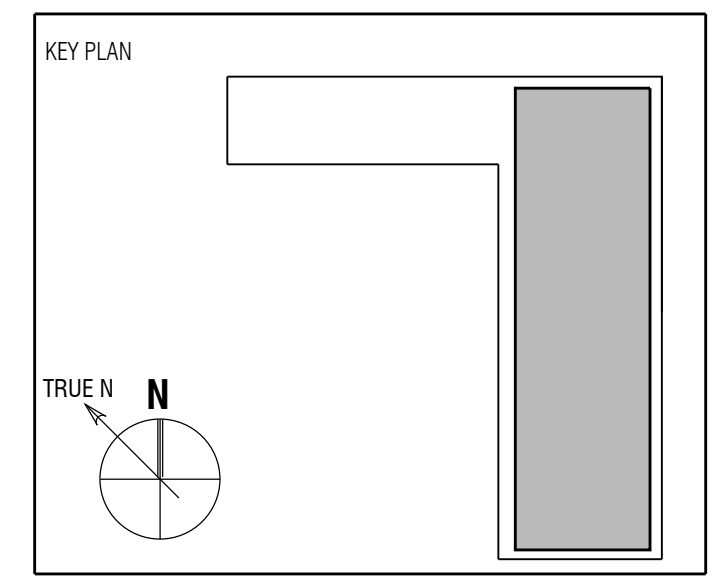


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 5
 PARKING**

Scale:

A2.05A

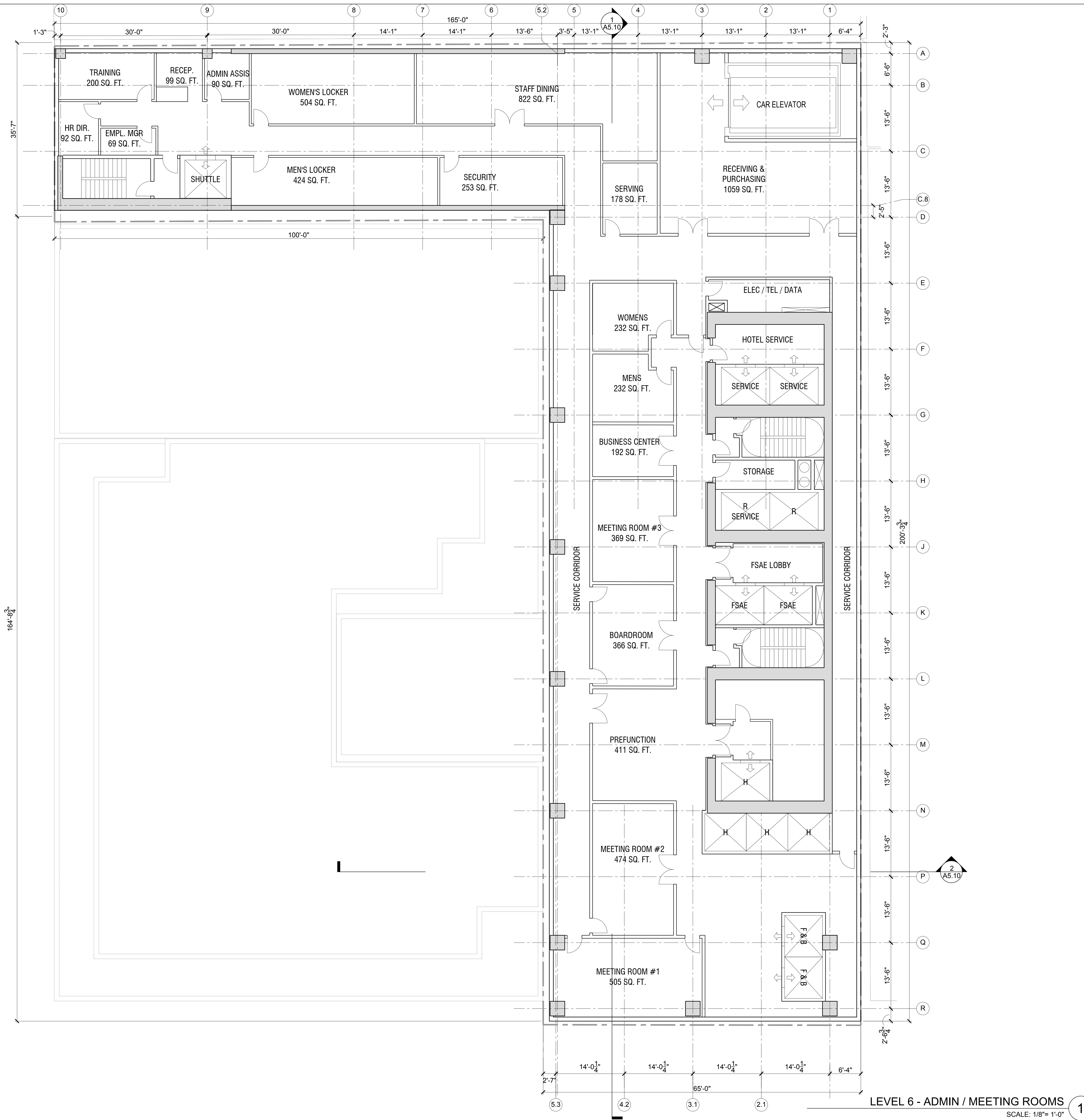
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LEVEL 5 - PARKING
 SCALE: 1/8" = 1'-0" 1

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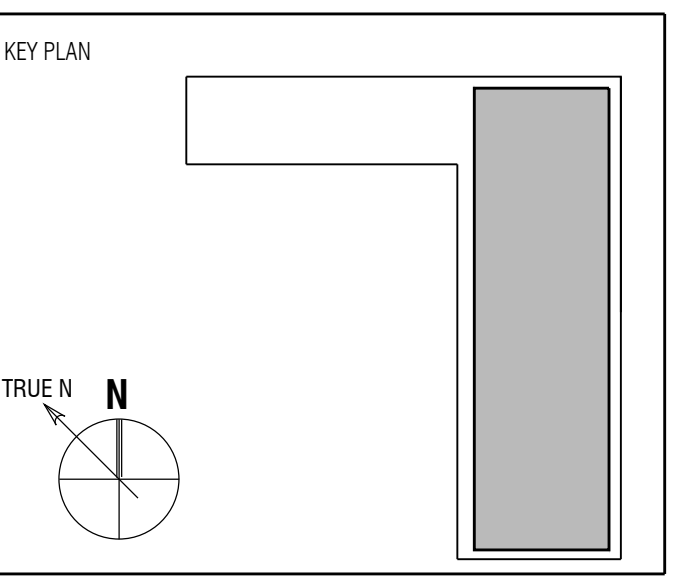


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Sheet Title:
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 ADMIN / MEETING RMS**

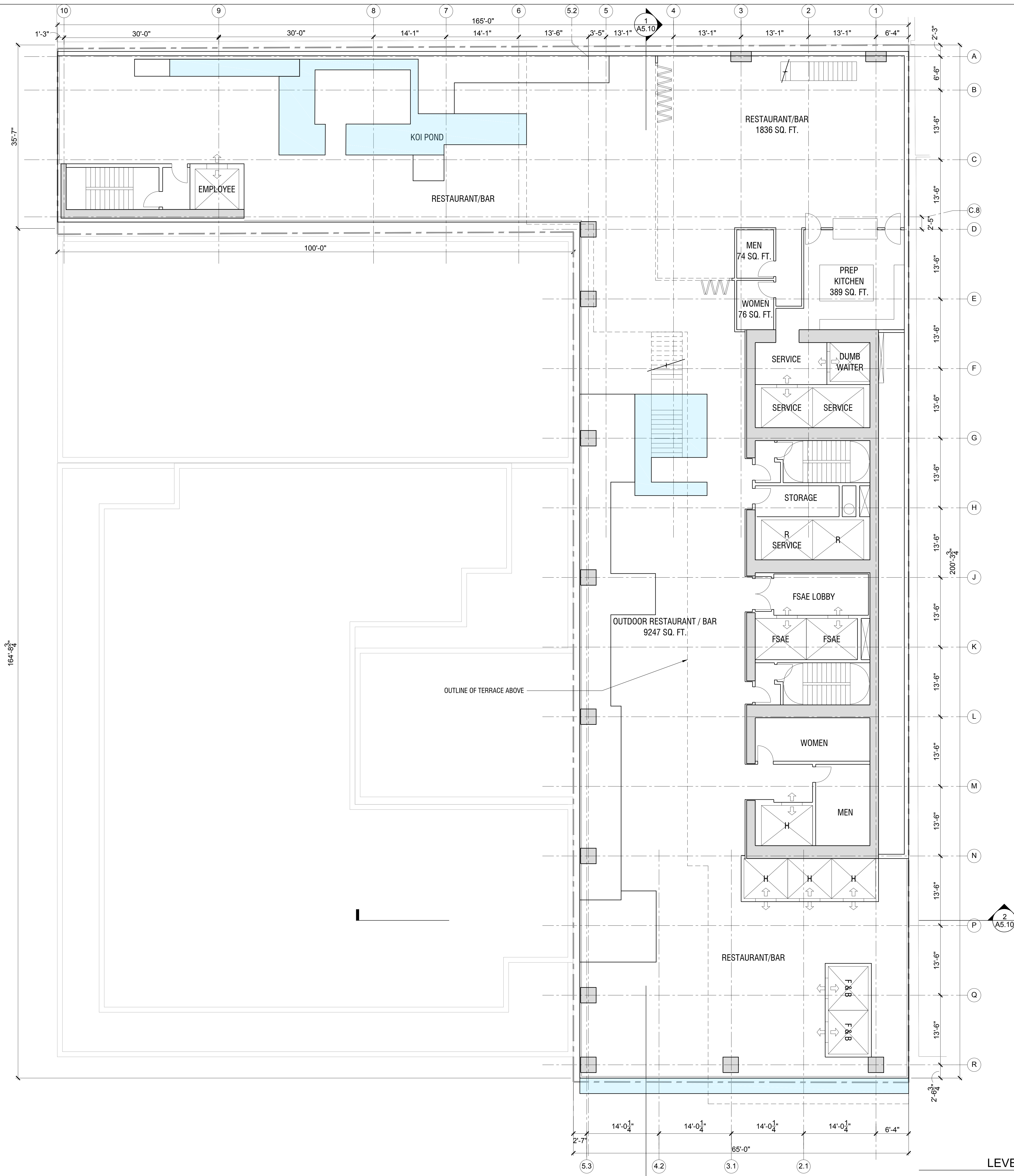
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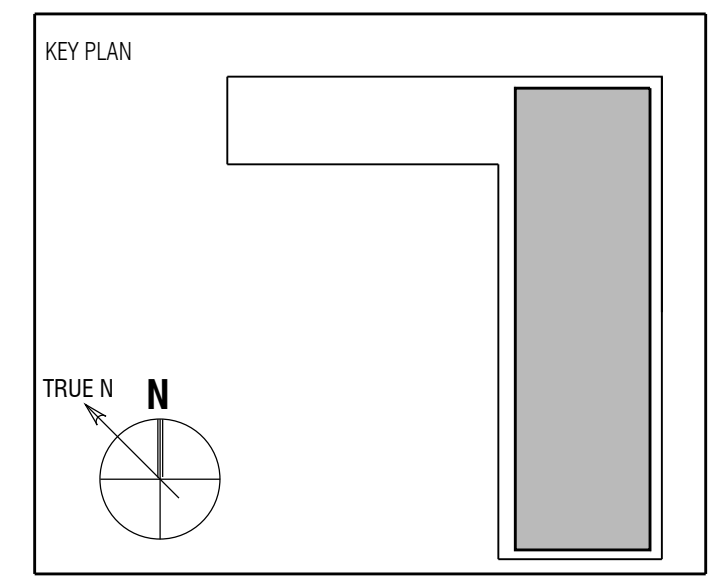
LEVEL 7 - RESTAURANT
SCALE: 1/8" = 1'-0" 1

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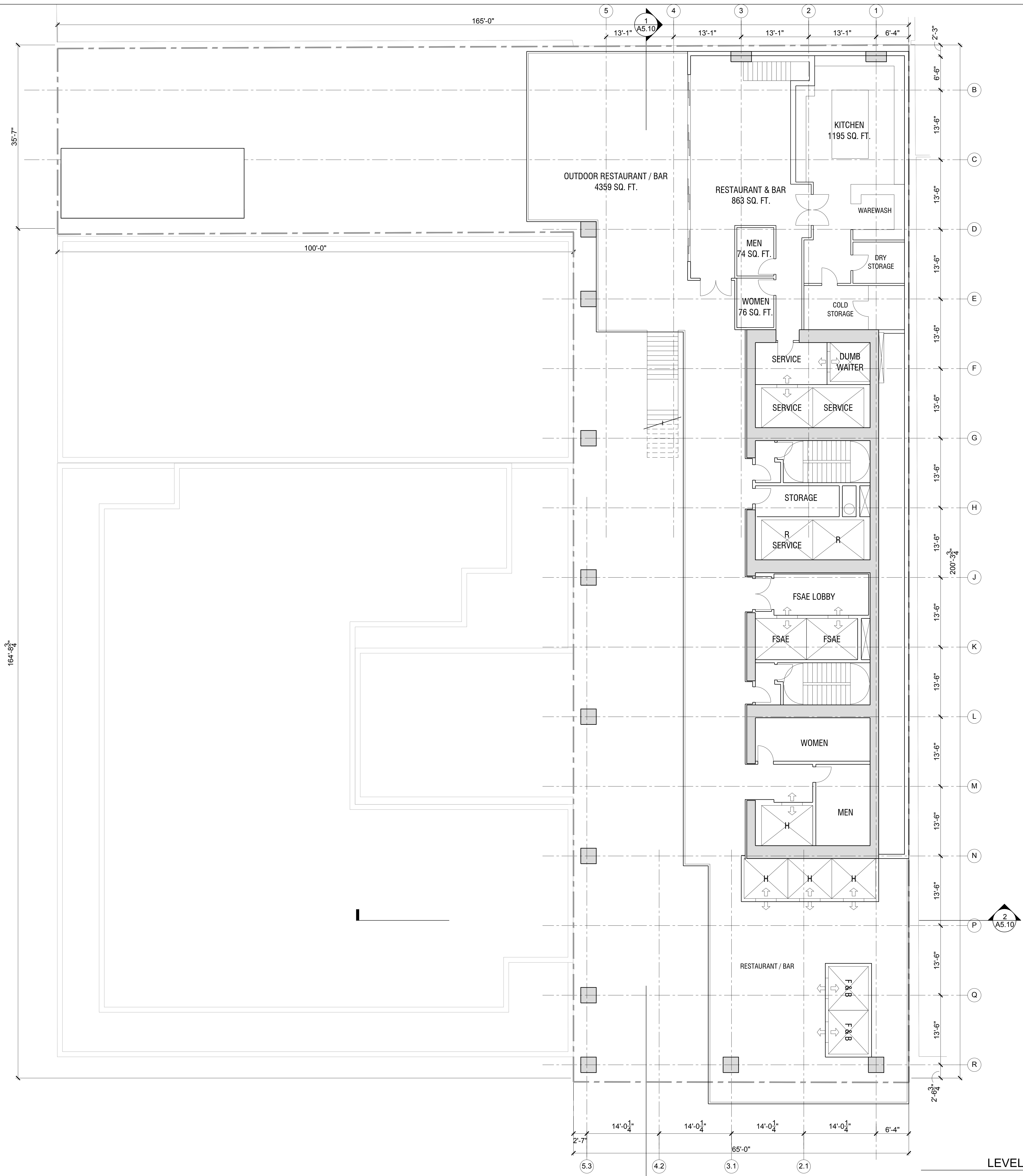
Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 7
RESTAURANT**

Scale:

A2.07A
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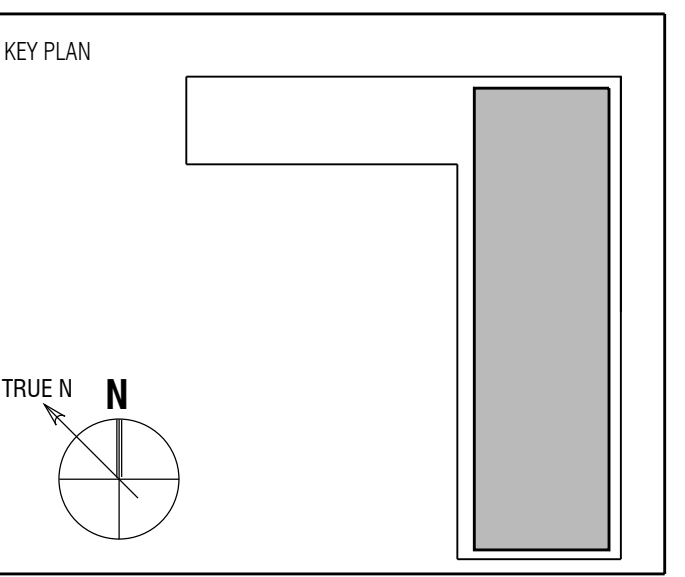


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Sheet Title:
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 RESTAURANT**

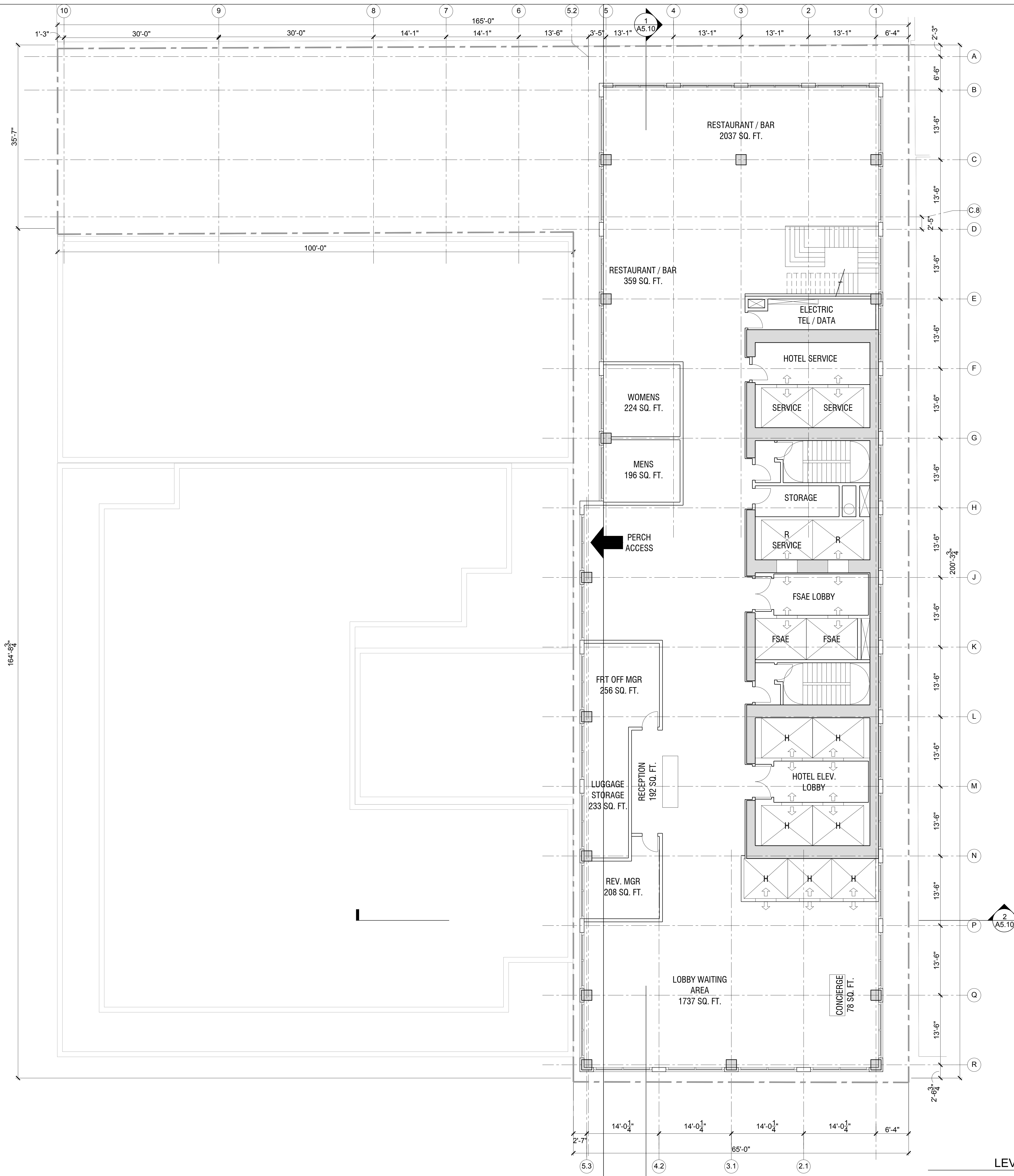
Scale:

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

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A2.08A
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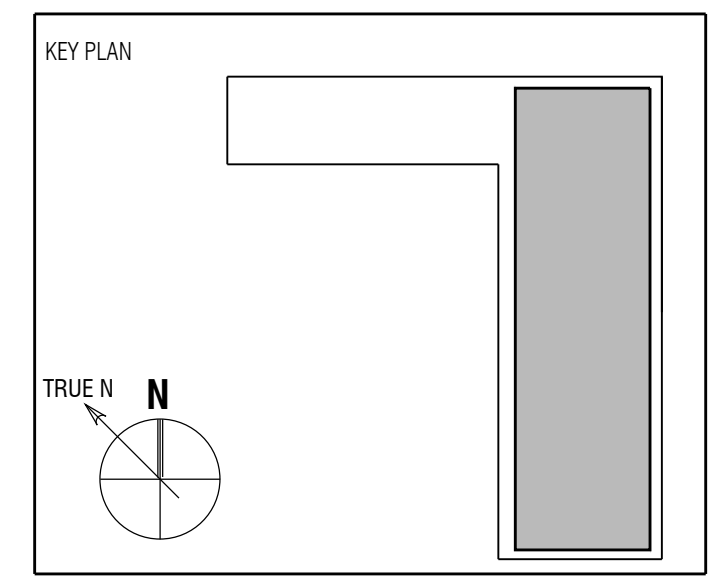
LEVEL 13 - SKY LOBBY
SCALE: 1/8" = 1'-0" 1

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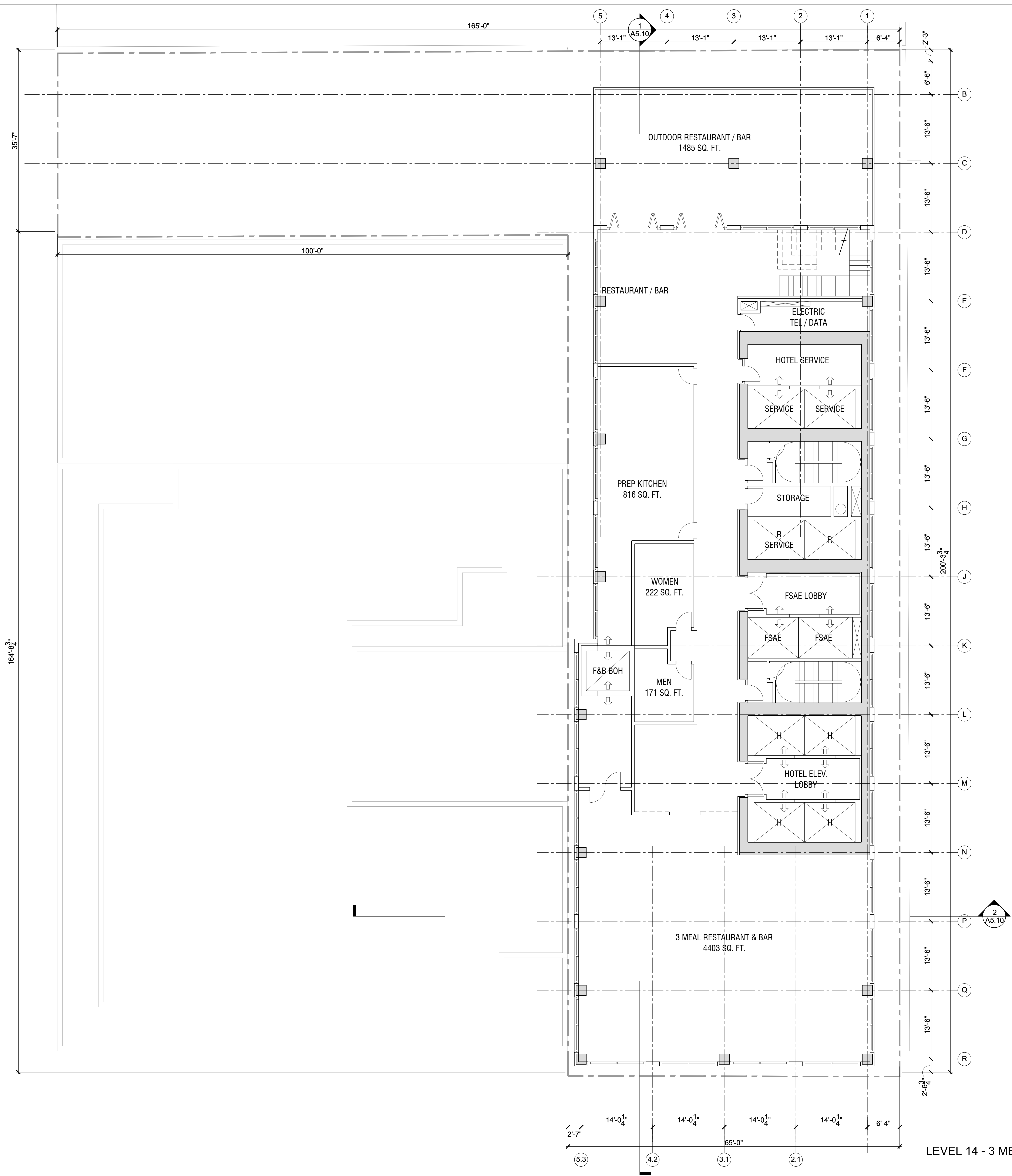
Sheet Title:
**FLOOR PLAN - LEVEL 13
SKY LOBBY**

Scale:

A2.13A

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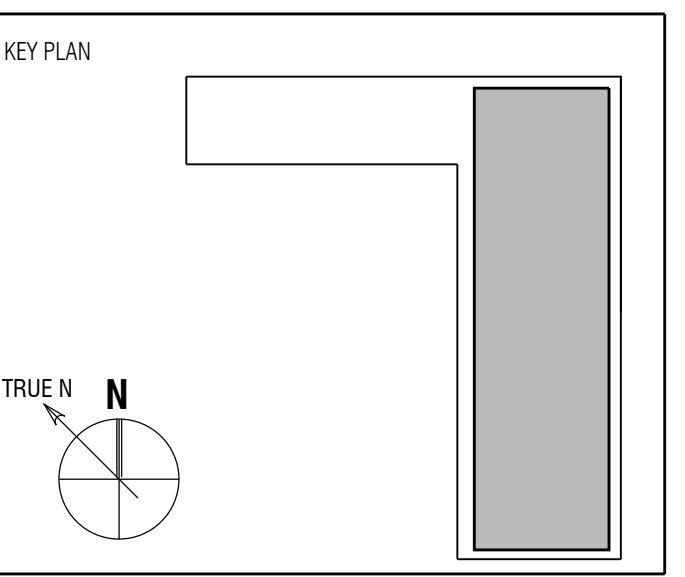


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 14
 3 MEAL RESTAURANT**

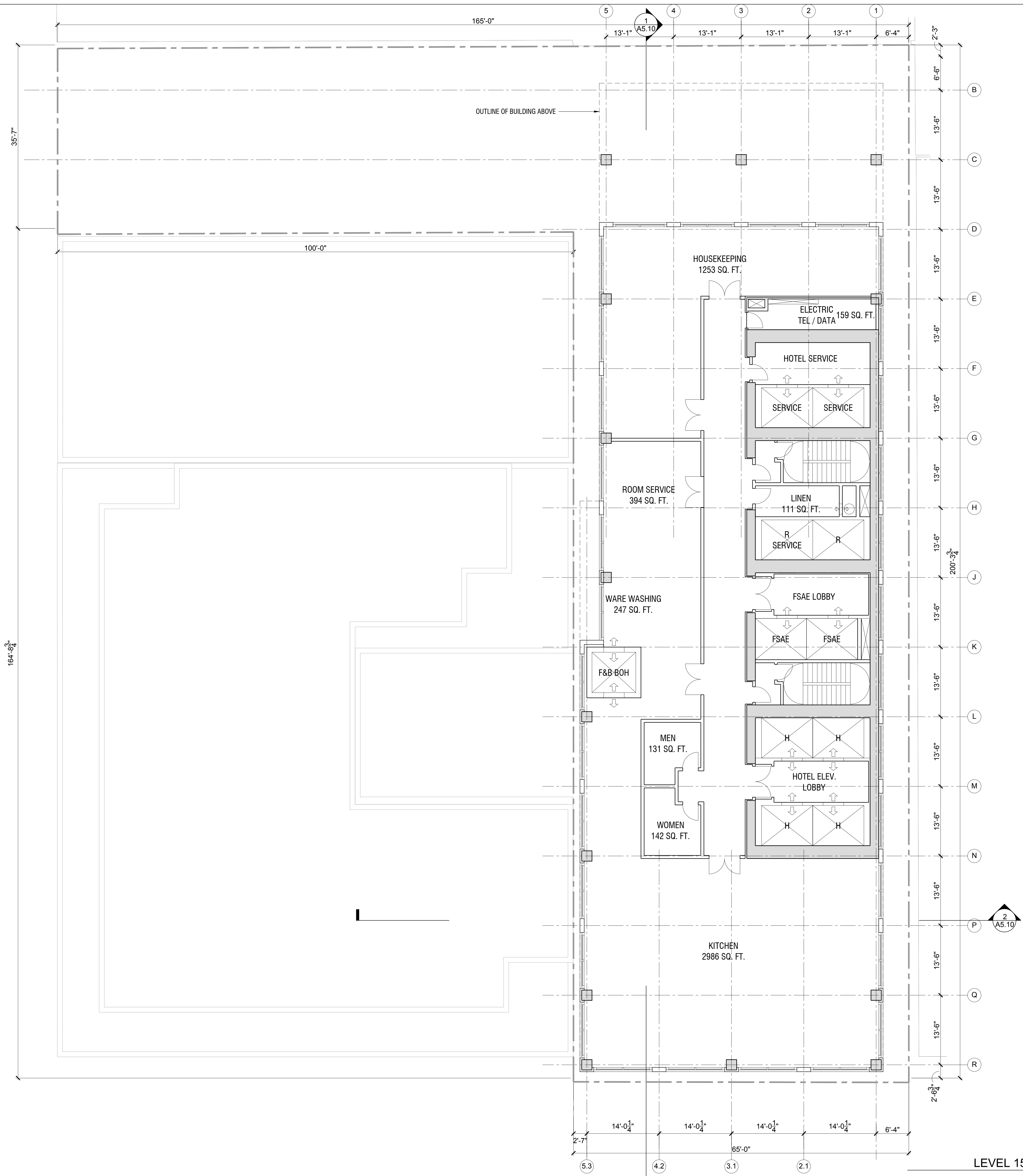
Scale:

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LEVEL 14 - 3 MEAL RESTAURANT
 SCALE: 1/8" = 1'-0" 1



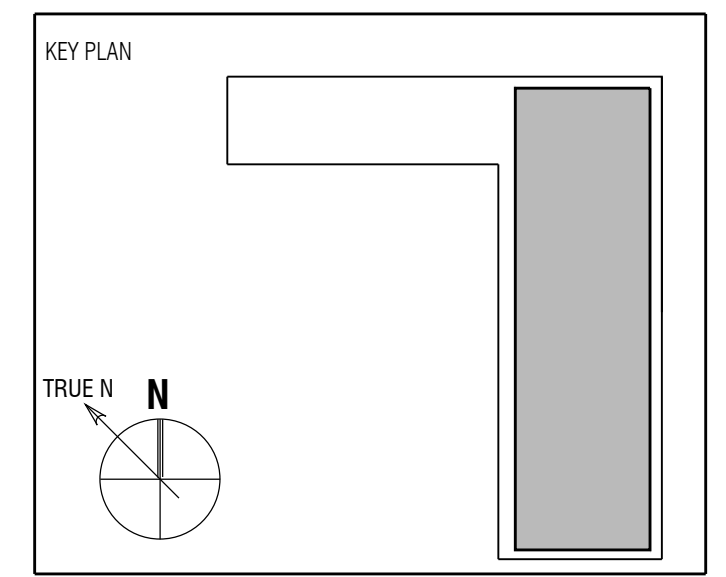
LEVEL 15 - KITCHEN / BOH
SCALE: 1/8" = 1'-0" 1

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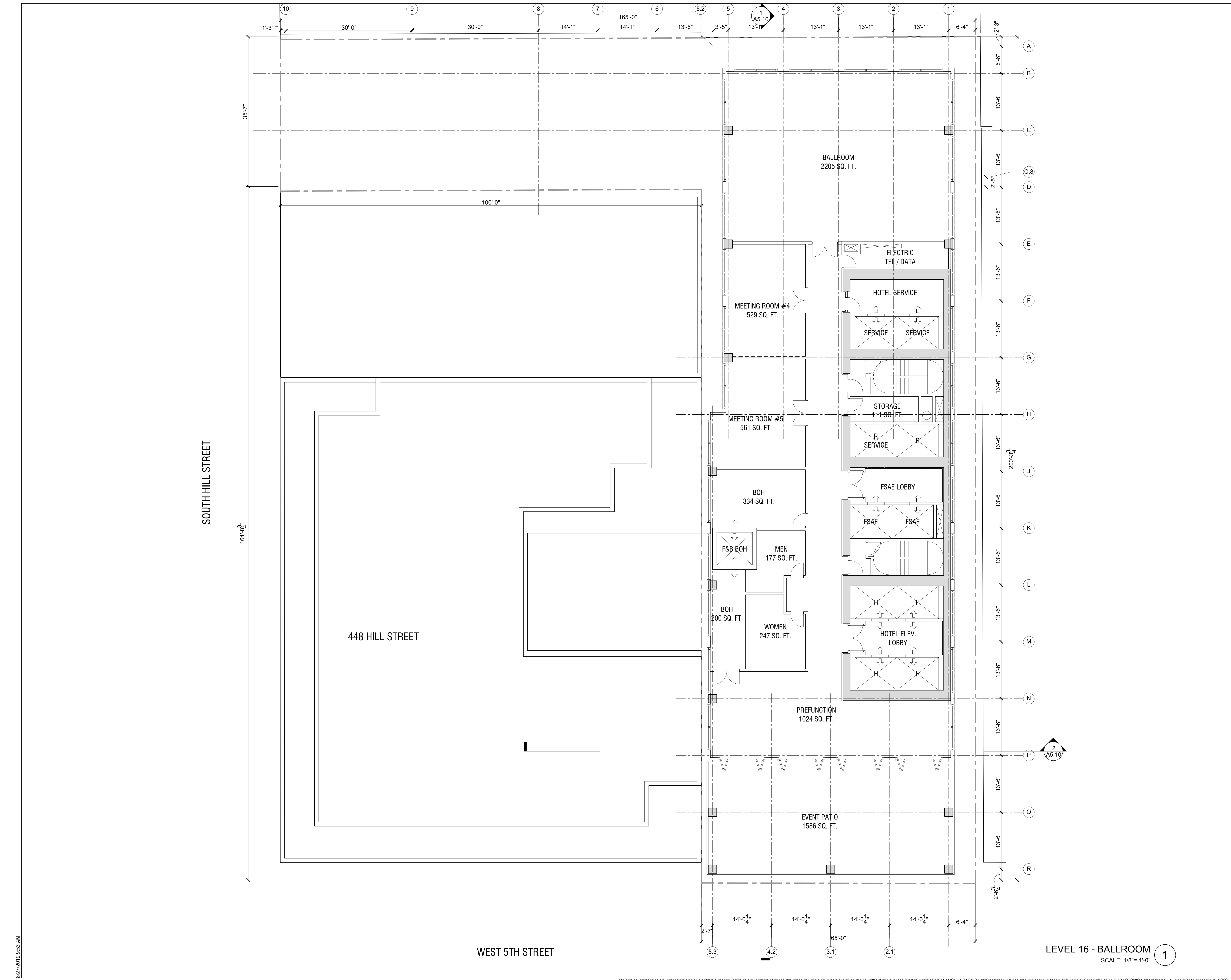
Sheet Title:
**FLOOR PLAN - LEVEL 15
KITCHEN / BOH**

Scale:

A2.15A

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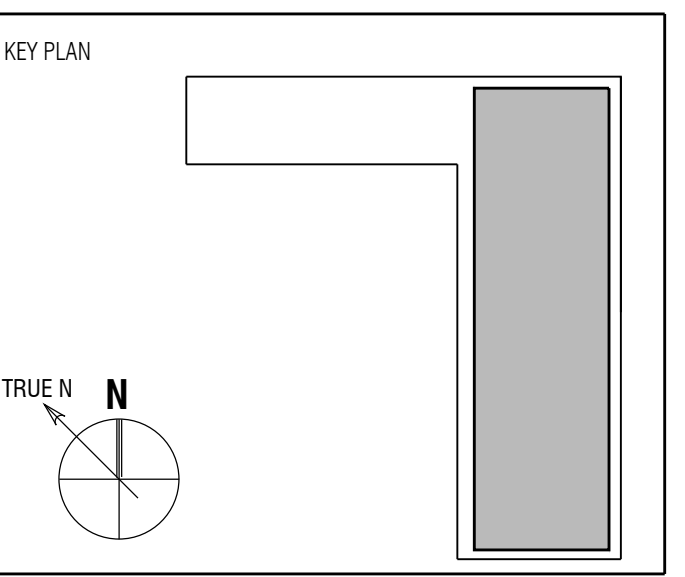


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 16
 BALLROOM**

Scale:

A2.16A

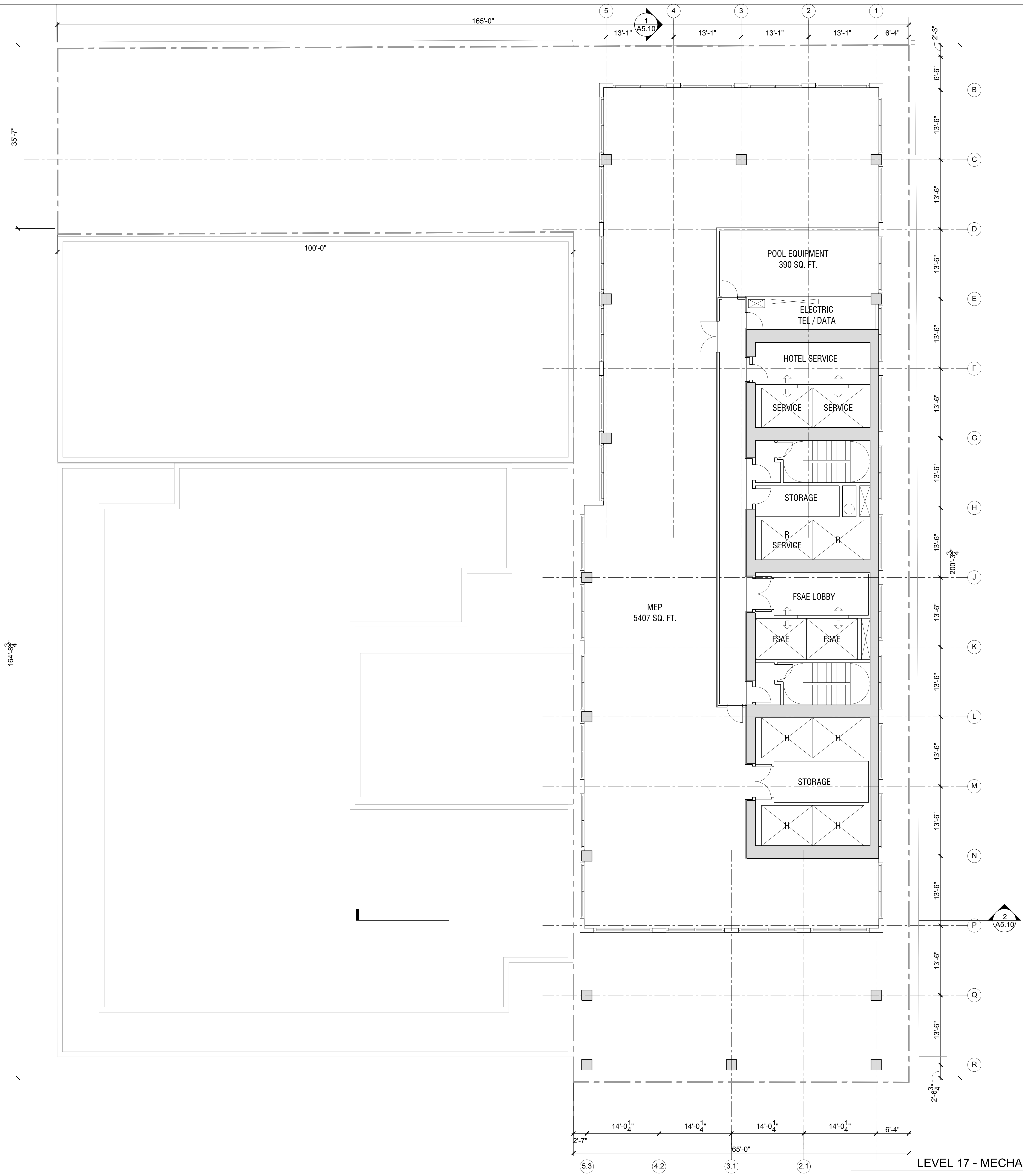
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LEVEL 16 - BALLROOM
 SCALE: 1/8" = 1'-0" 1

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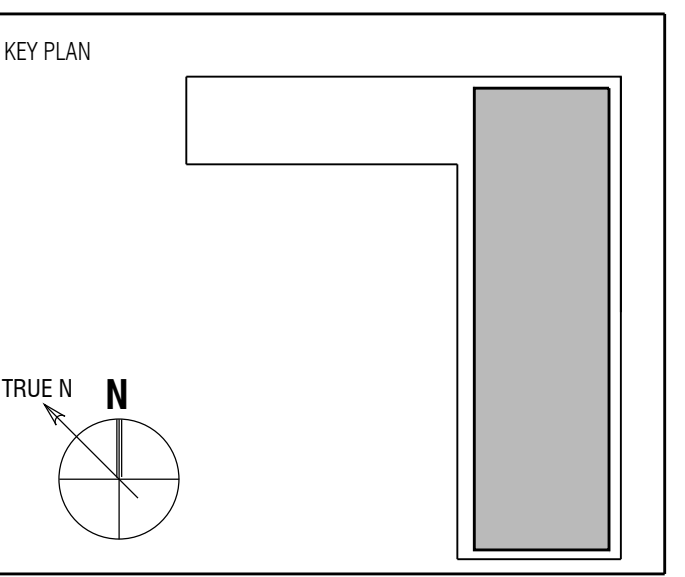


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Sheet Title:
**FLOOR PLAN - LEVEL 17
 MECHANICAL TRANSFER**

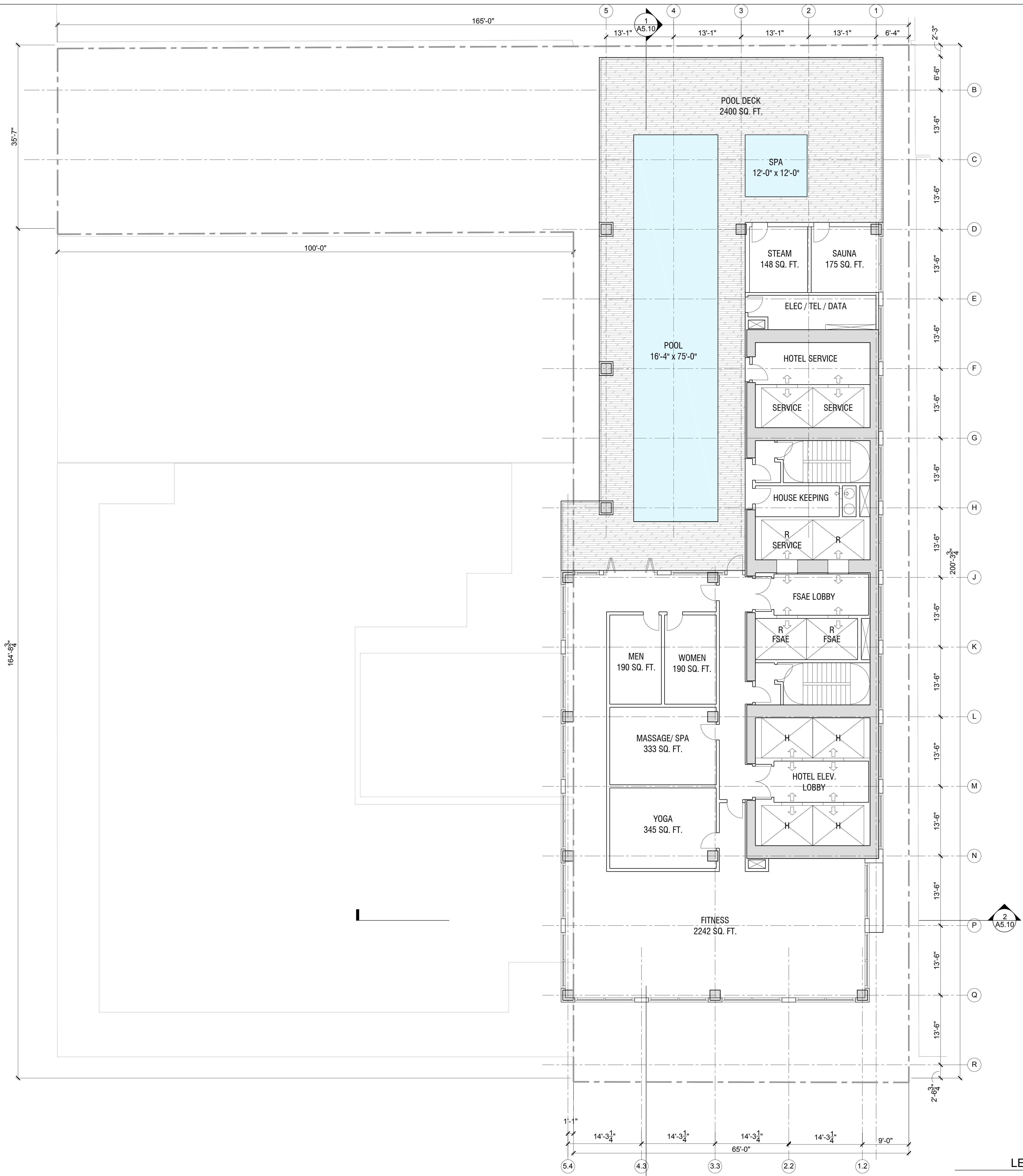
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LEVEL 17 - MECHANICAL TRANSFER
 SCALE: 1/8" = 1'-0" **1**

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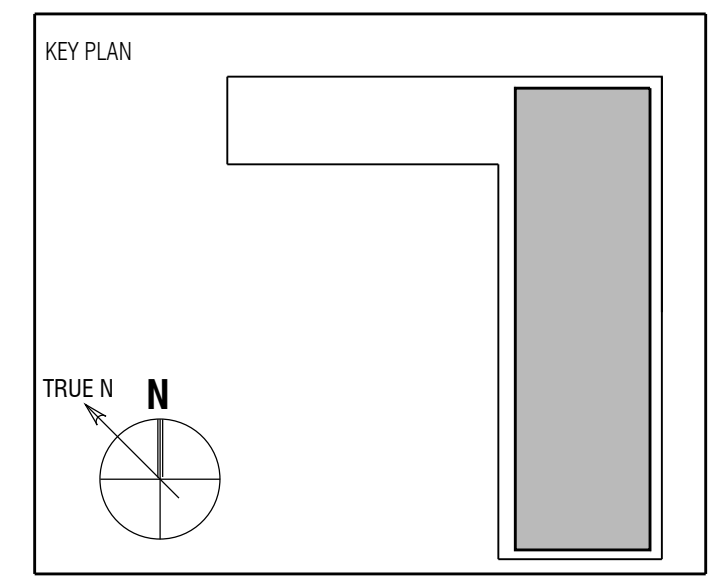


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 19
 FITNESS**

Scale:

A2.19A

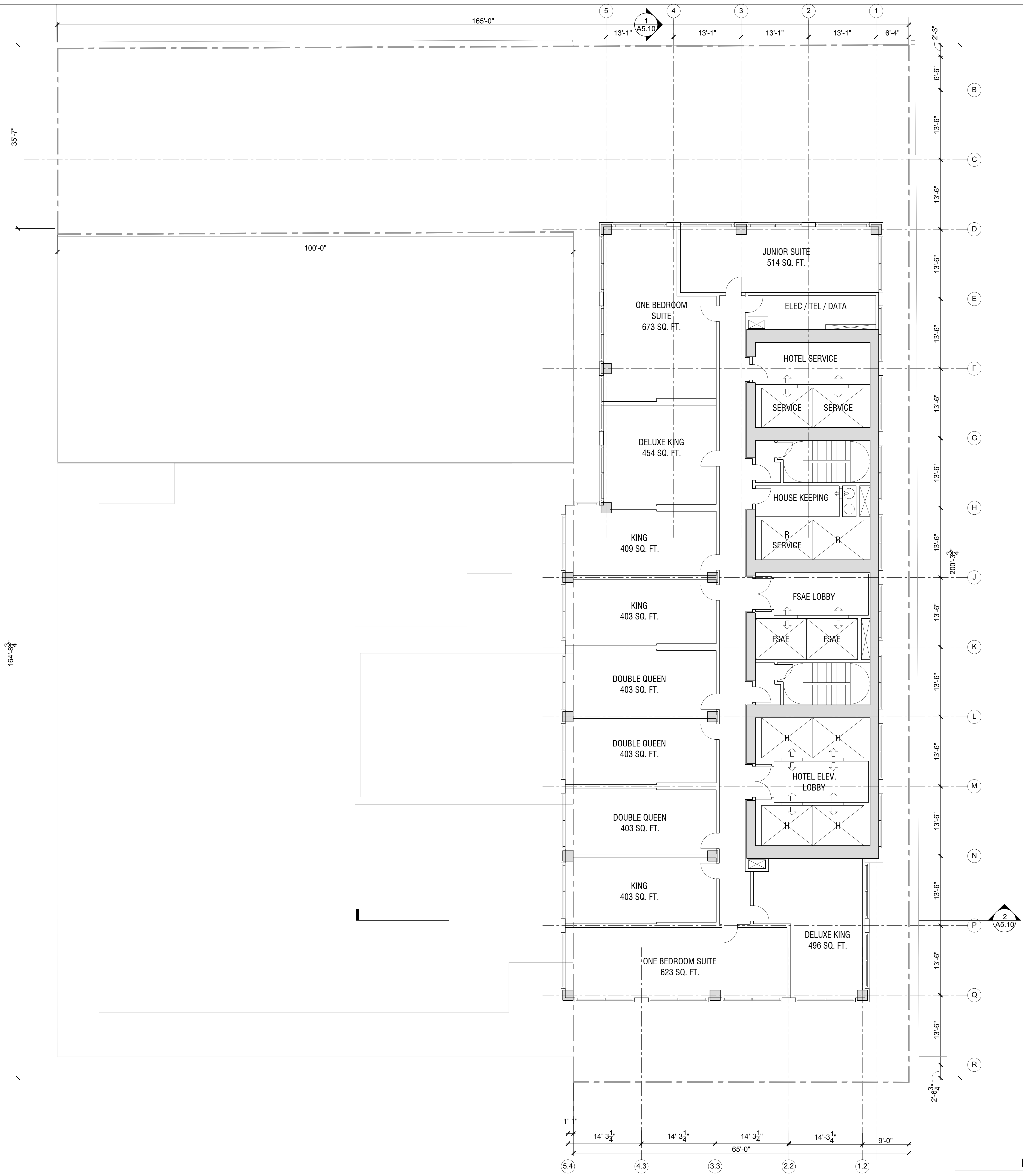
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LEVEL 19 - FITNESS
 SCALE: 1/8" = 1'-0" 1

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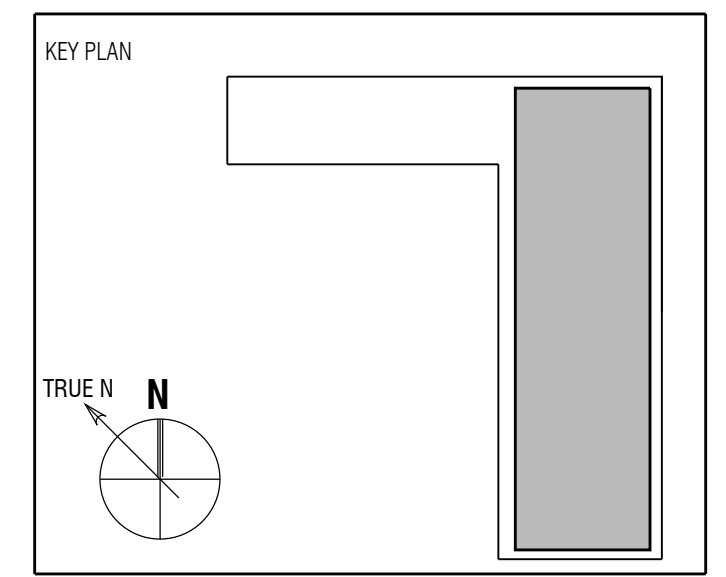


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Sheet Title:
**FLOOR PLAN - LEVEL 20
 HOTEL**

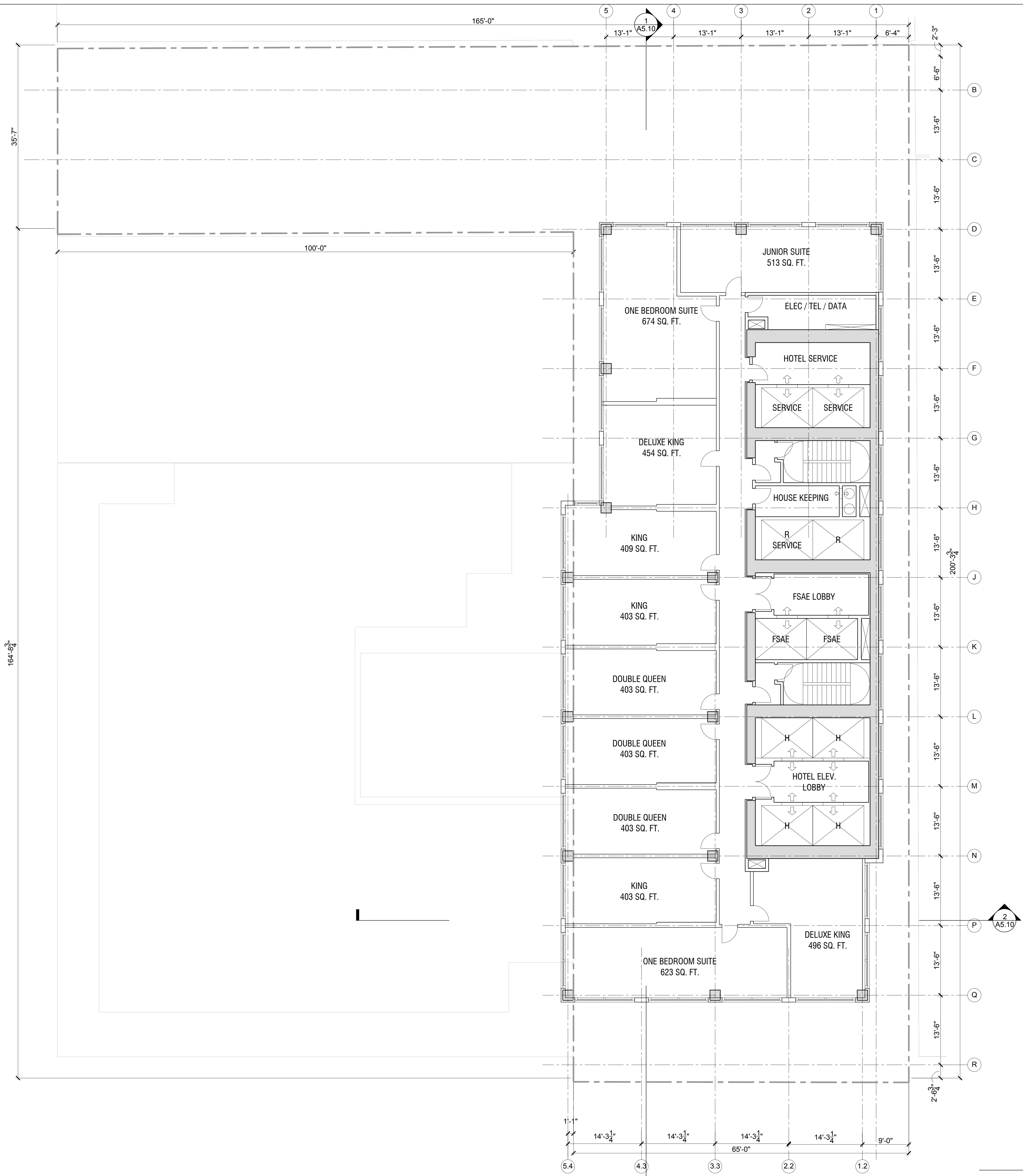
Scale:

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LEVEL 20 - HOTEL
 SCALE: 1/8" = 1'-0" **1**

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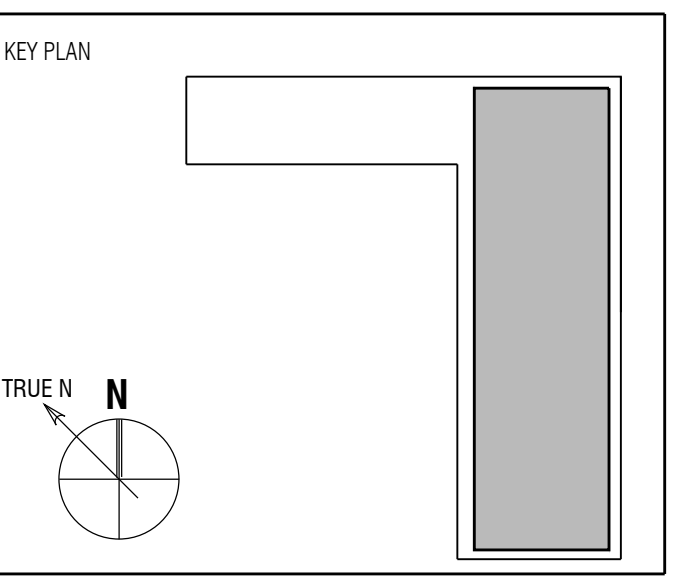


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Sheet Title:

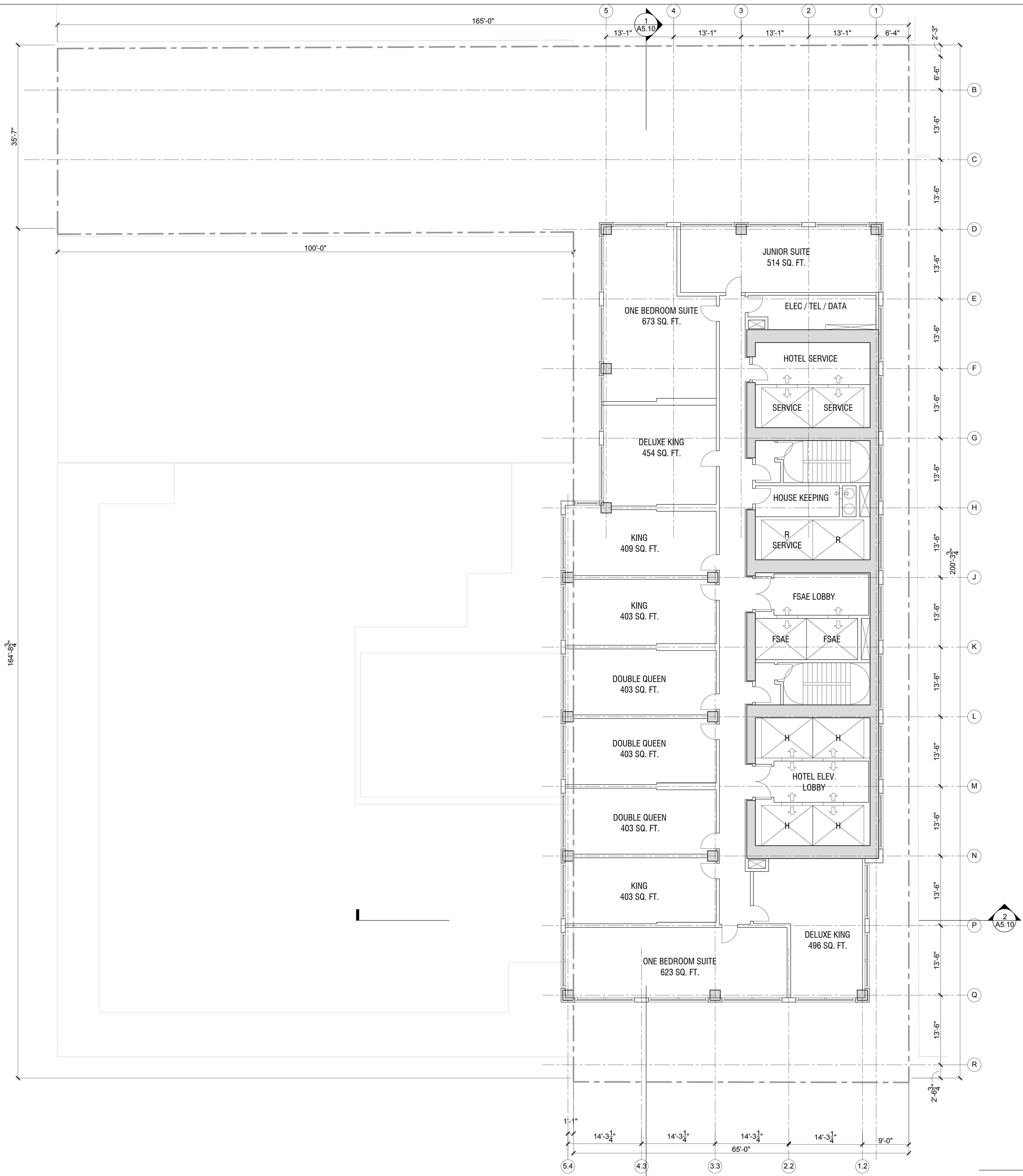
**FLOOR PLAN - LEVEL 21
 HOTEL**

Scale:

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LEVEL 21 - HOTEL
 SCALE: 1/8" = 1'-0" **1**

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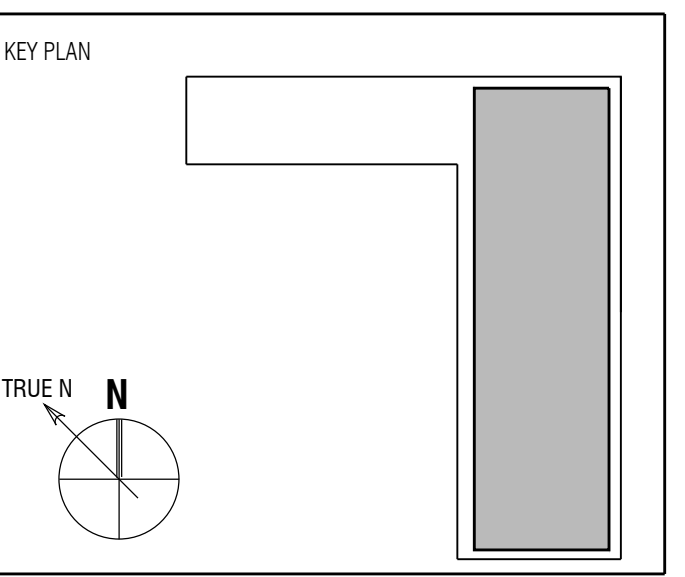


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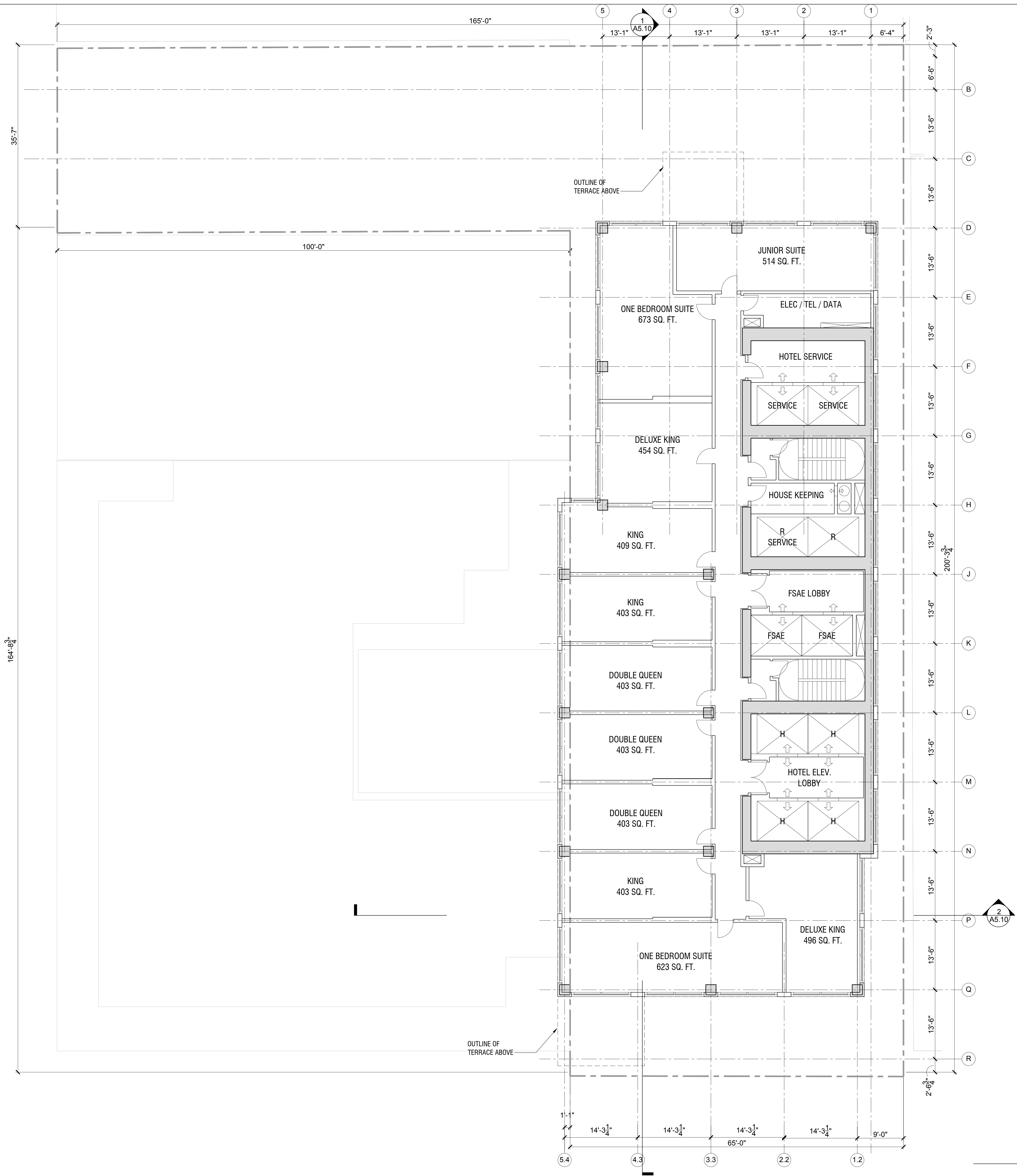
**FLOOR PLAN - LEVEL 22
 HOTEL**

Scale:

A2.22A
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LEVEL 22 - HOTEL
 SCALE: 1/8" = 1'-0" 1

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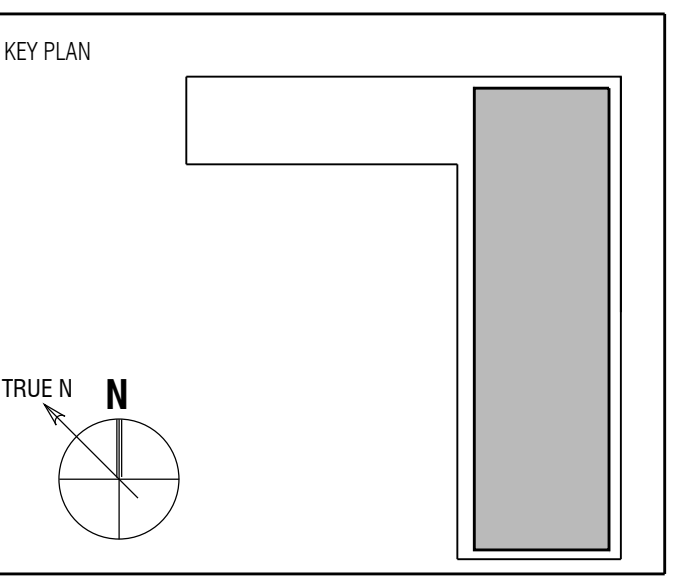


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Sheet Title:
**FLOOR PLAN - LEVEL 23
 HOTEL**

Scale:

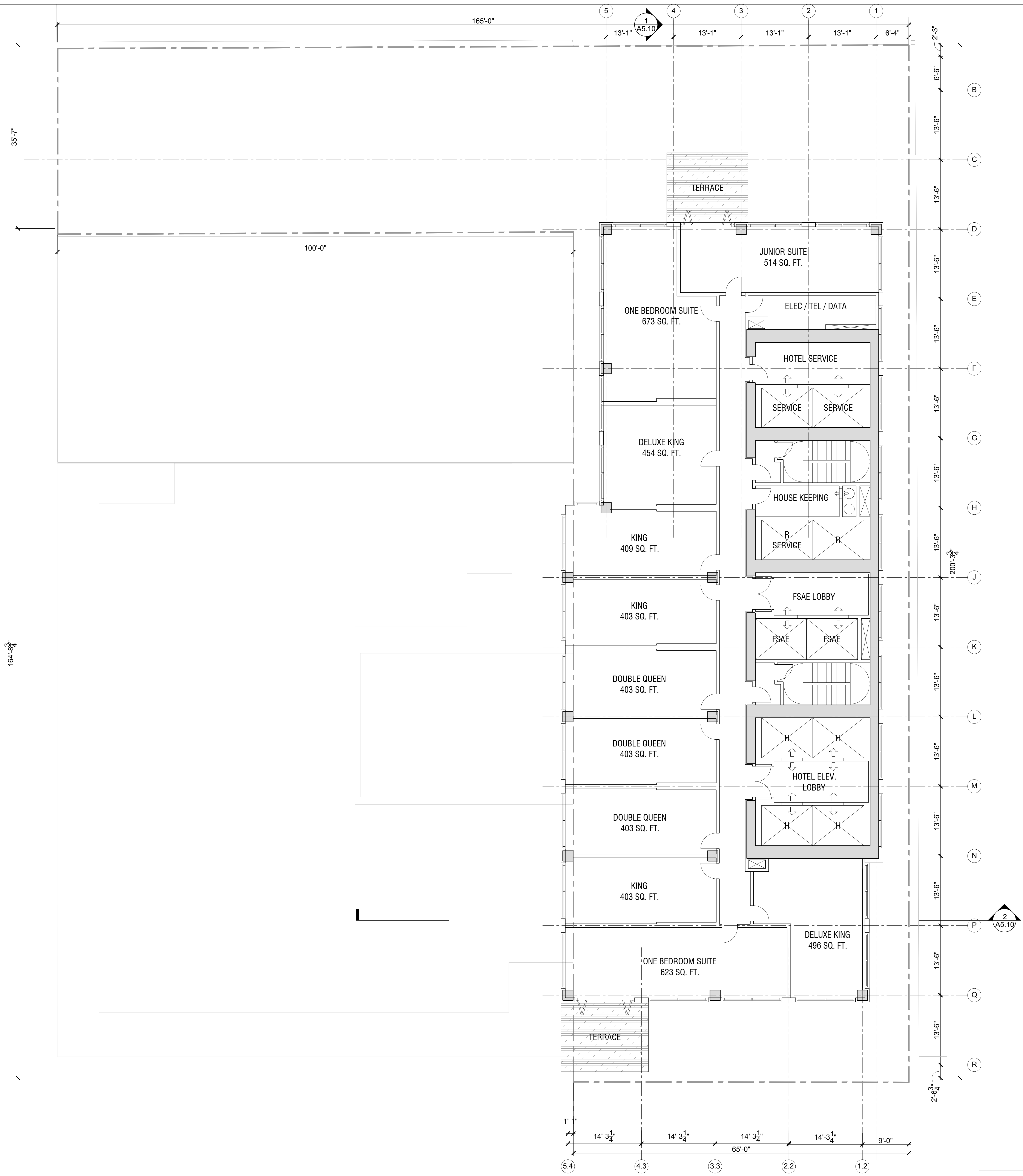
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LEVEL 23 - HOTEL 1
 SCALE: 1/8" = 1'-0"

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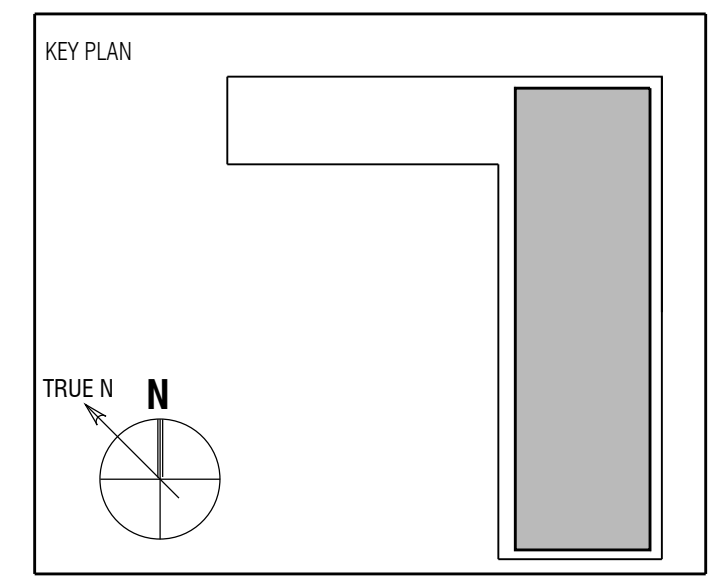


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Sheet Title:
**FLOOR PLAN - LEVEL 24
 HOTEL**

Scale:

A2.24A

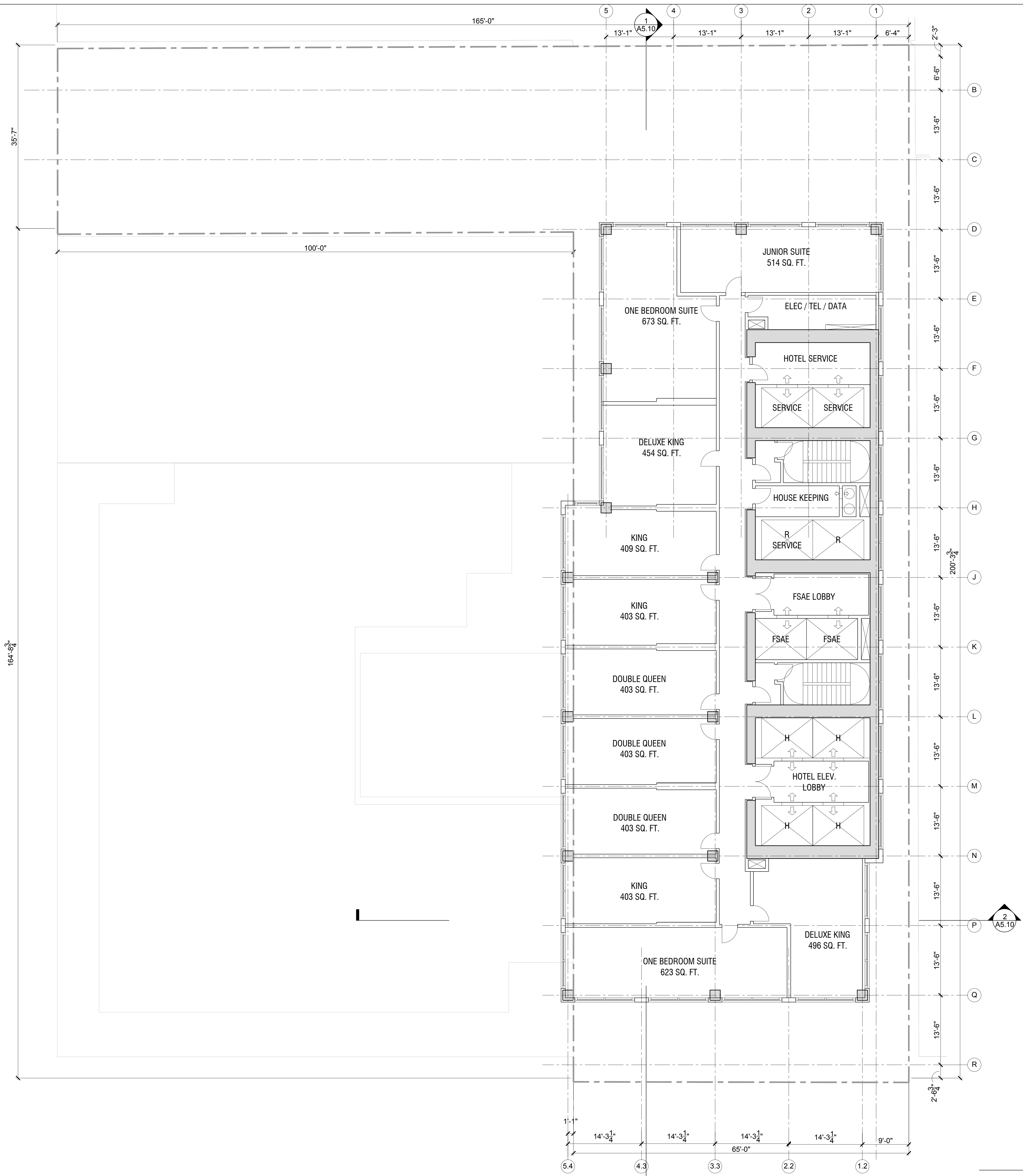
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LEVEL 24 - HOTEL 1
 SCALE: 1/8" = 1'-0"

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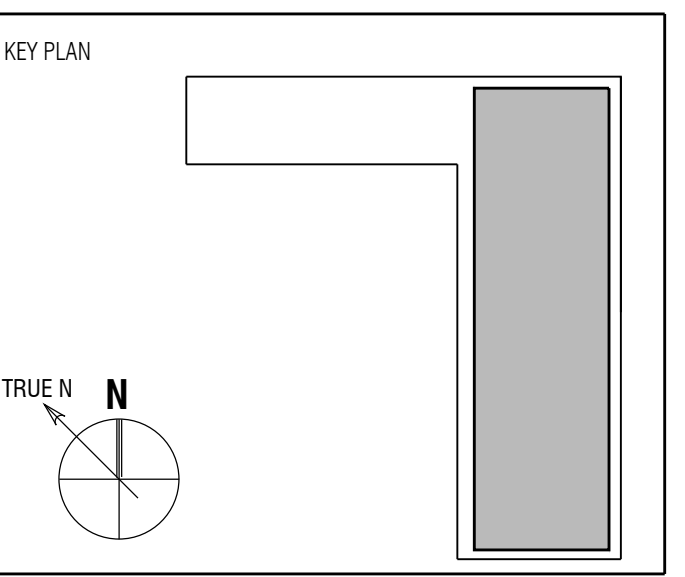


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Full Size Print: 30" x 42"

Sheet Title:

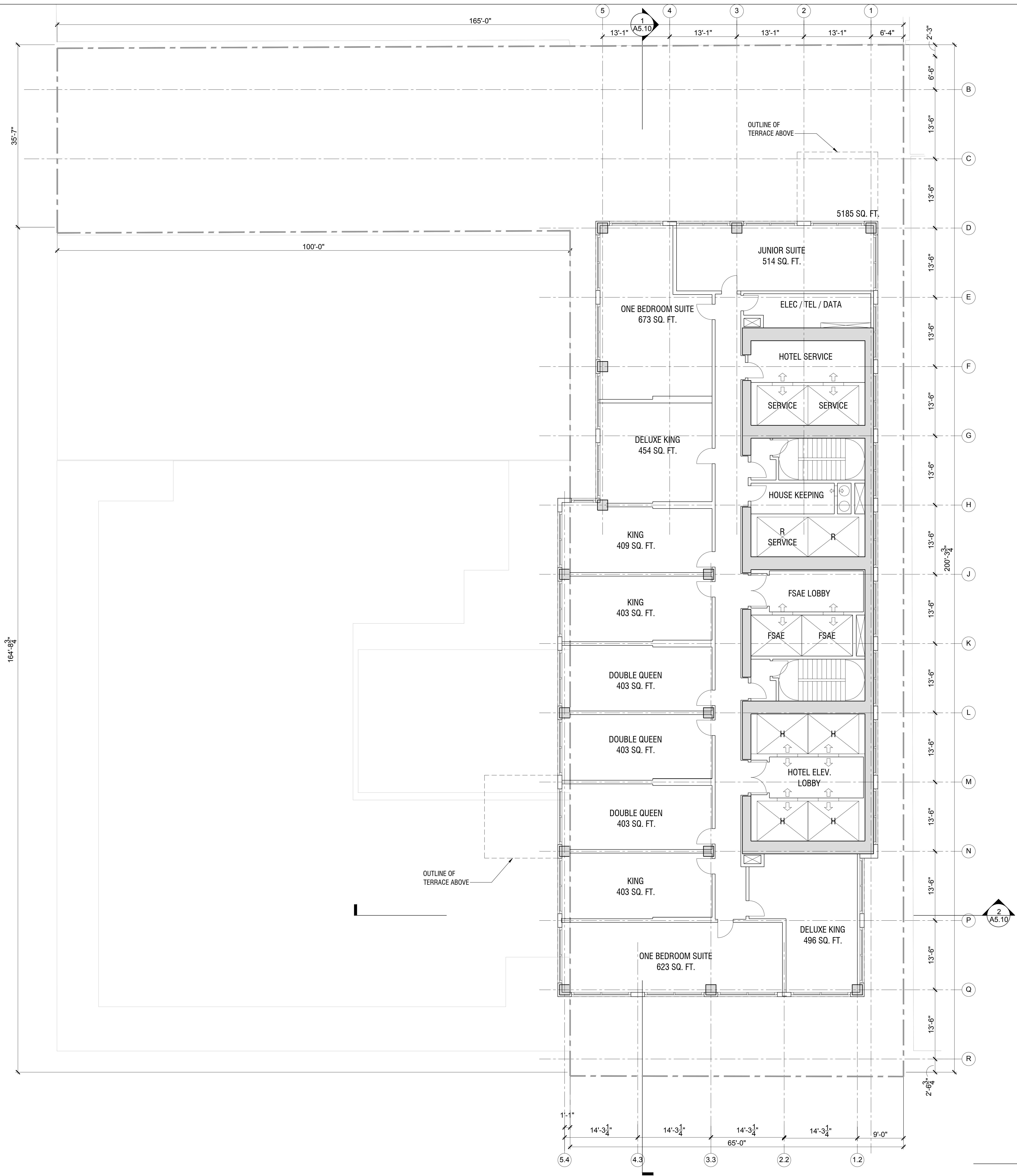
**FLOOR PLAN - LEVEL 25
 HOTEL**

Scale:

A2.25A

LEVEL 25 - HOTEL
 SCALE: 1/8" = 1'-0" 1

NOT FOR CONSTRUCTION

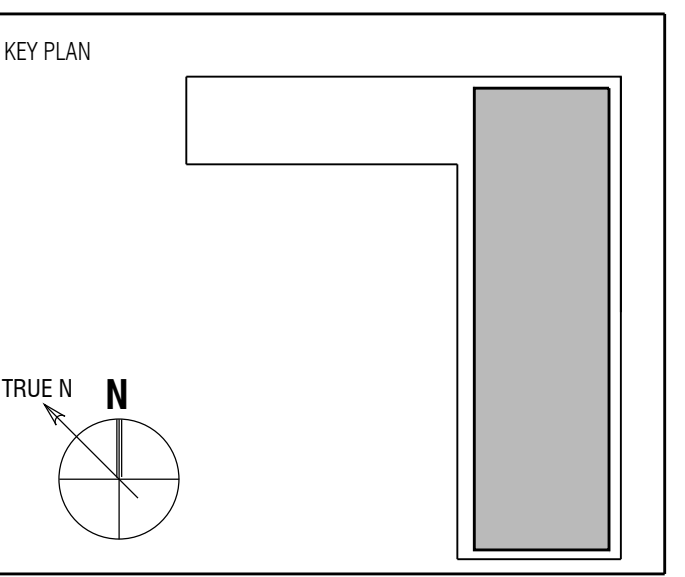


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 26
 HOTEL**

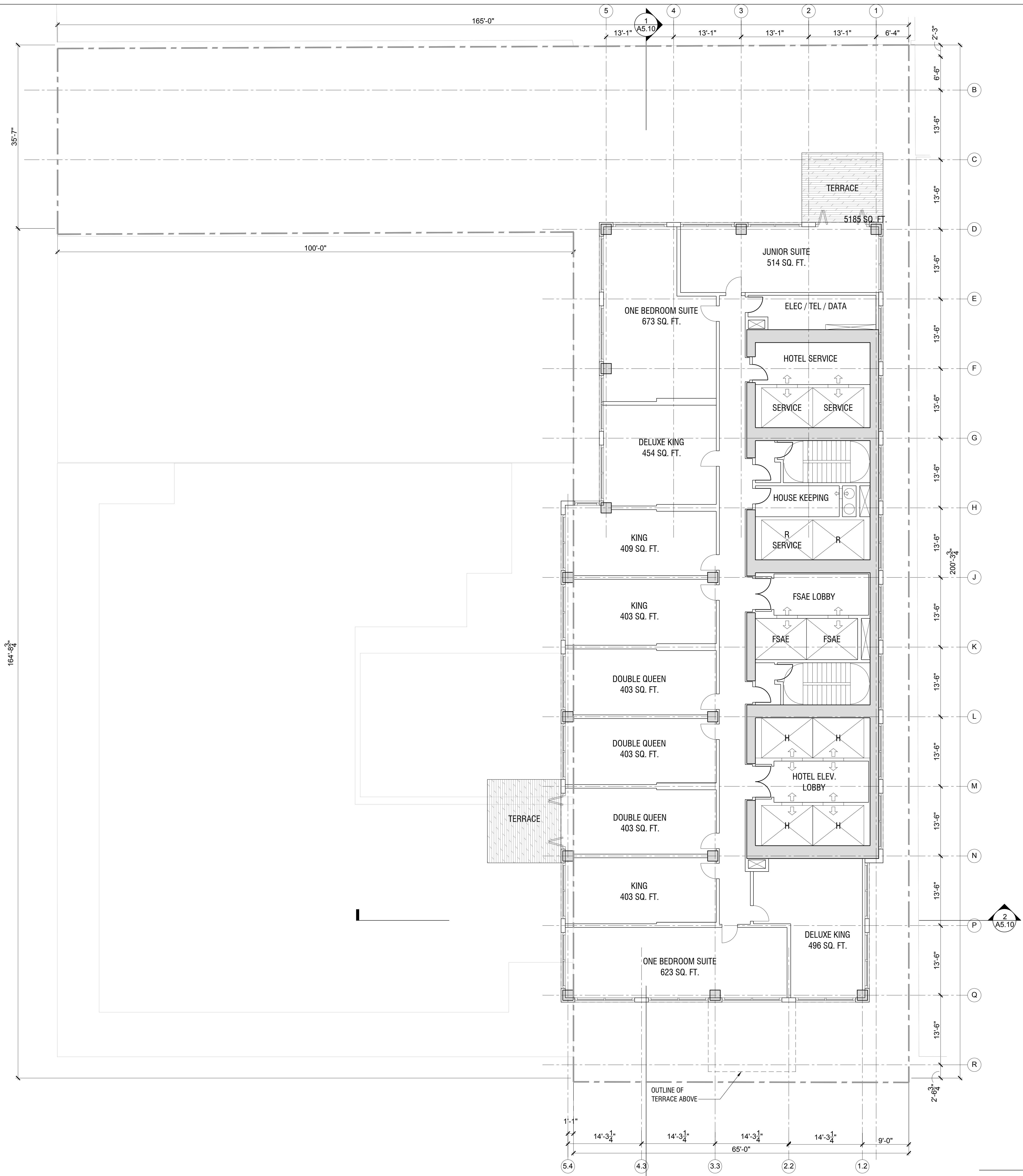
Scale:

A2.26A

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LEVEL 26 - HOTEL
 SCALE: 1/8" = 1'-0" **1**

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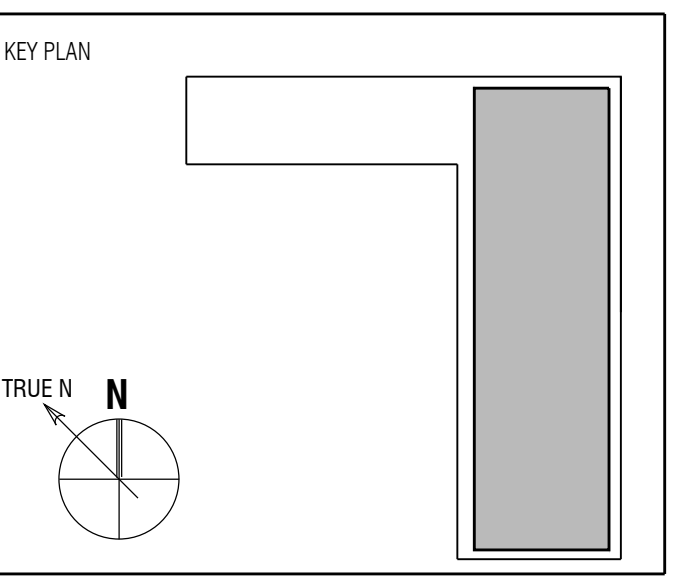


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Sheet Title:

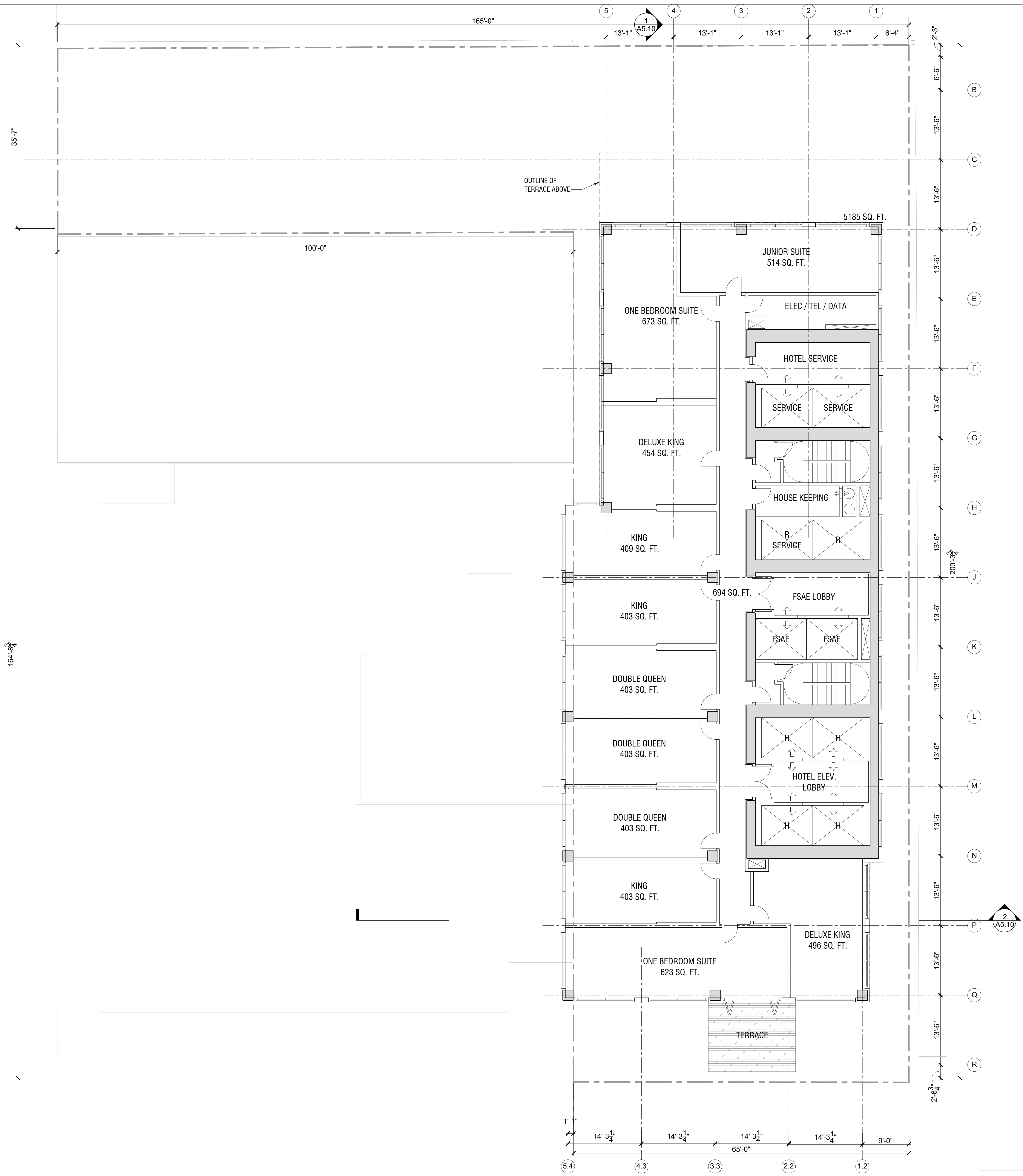
**FLOOR PLAN - LEVEL 27
 HOTEL**

Scale:

A2.27A
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LEVEL 27 - HOTEL
 SCALE: 1/8" = 1'-0" **1**

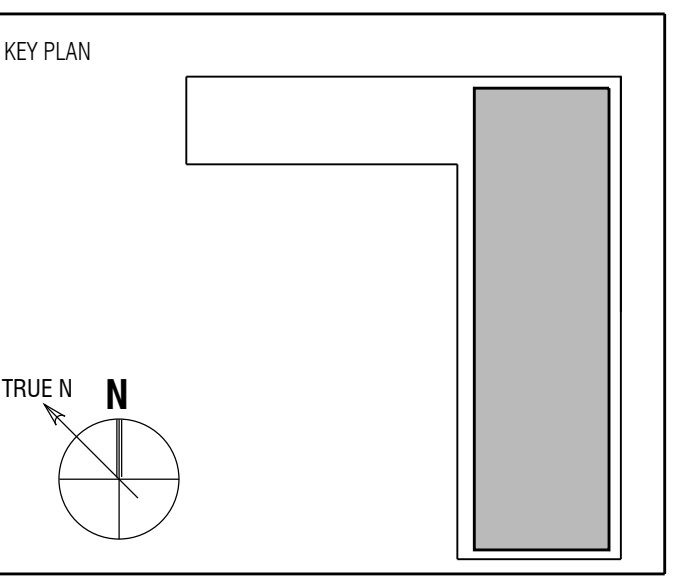


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Sheet Title:

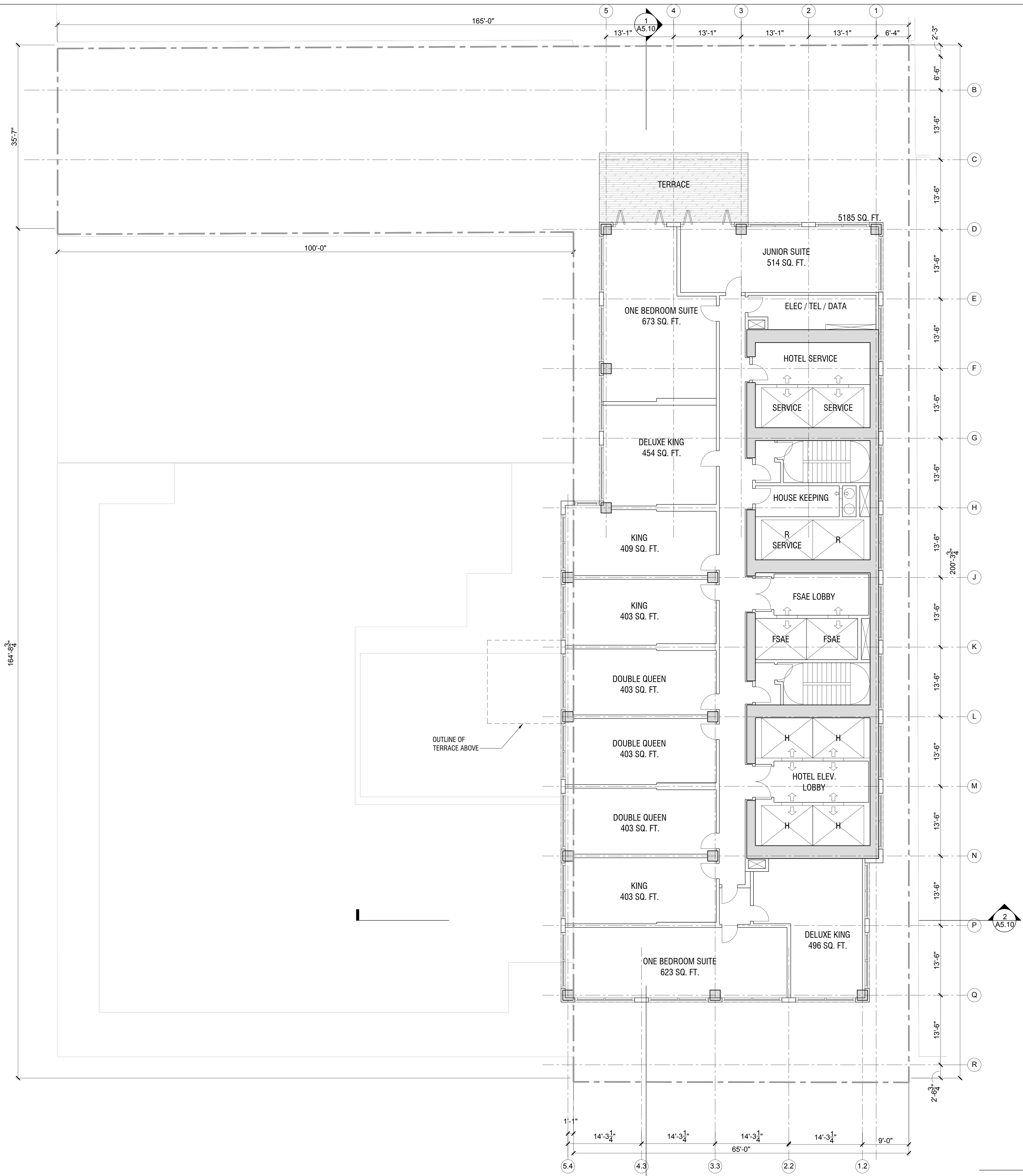
**FLOOR PLAN - LEVEL 28
 HOTEL**

Scale:

A2.28A
 ARQUITECTONICA © 2019

LEVEL 28 - HOTEL
 SCALE: 1/8" = 1'-0" **1**

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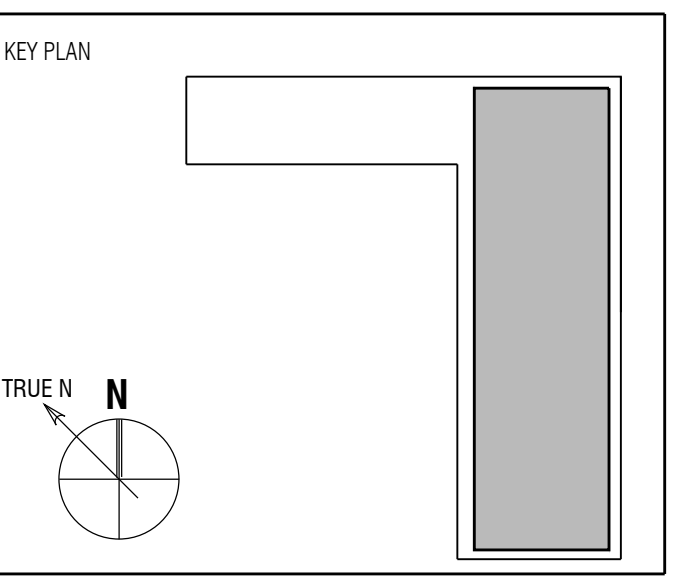


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 29
 HOTEL**

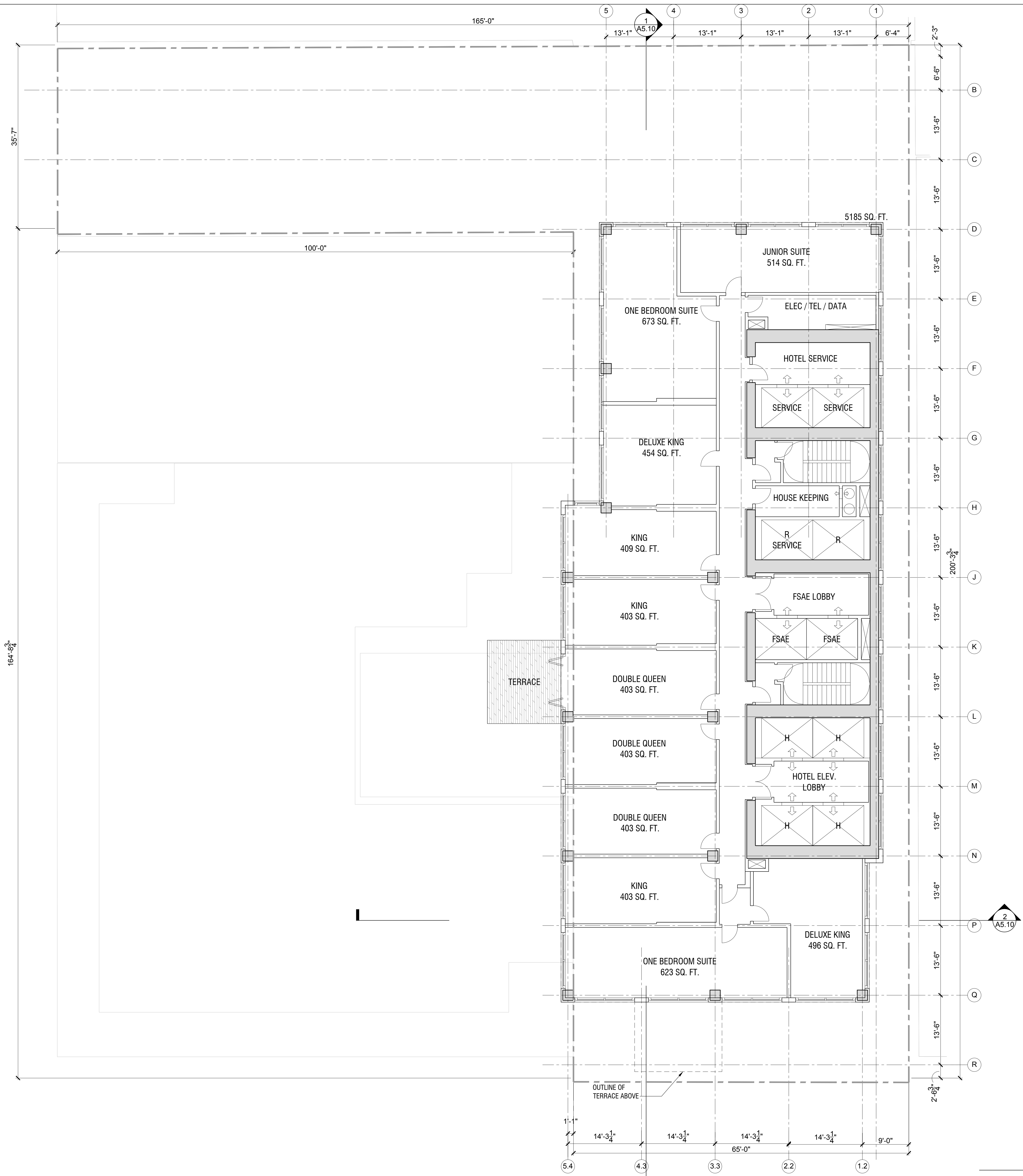
Scale:

A2.29A

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LEVEL 29 - HOTEL
 SCALE: 1/8" = 1'-0" 1

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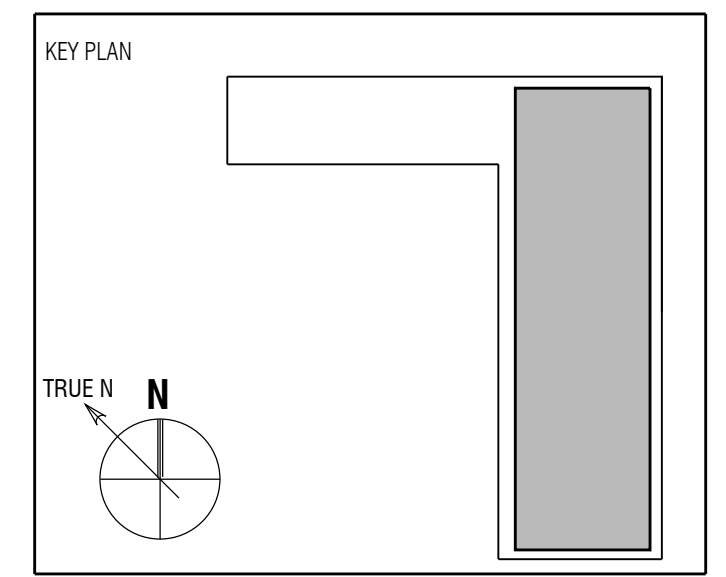


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 30
 HOTEL**

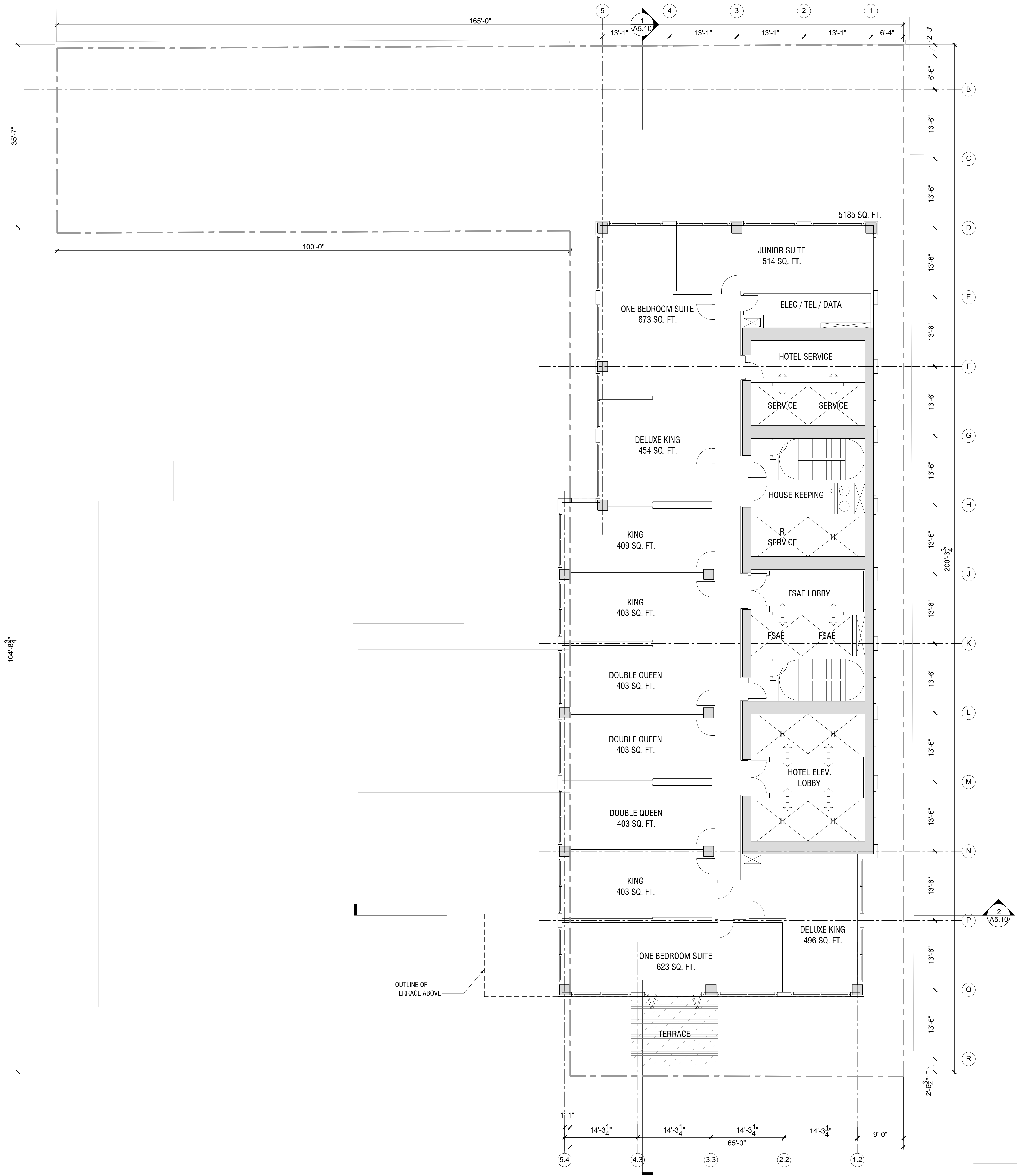
Scale:

A2.30A

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LEVEL 30 - HOTEL
 SCALE: 1/8" = 1'-0" **1**

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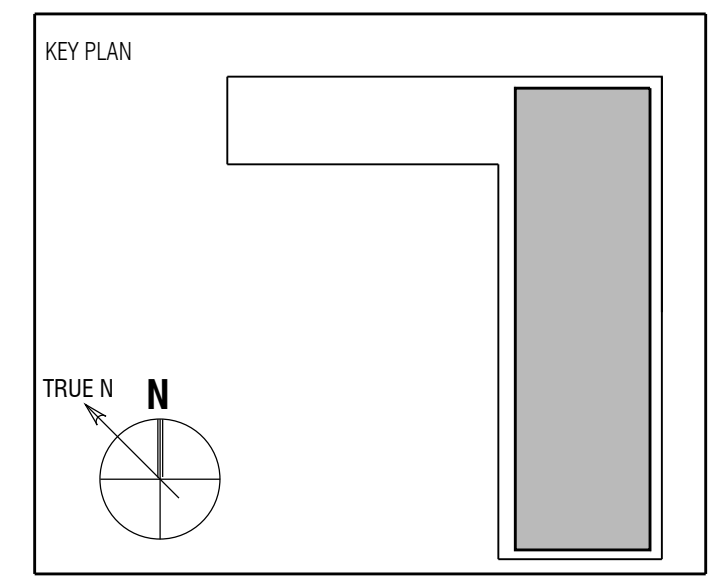


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 31
 HOTEL**

Scale:

A2.31A

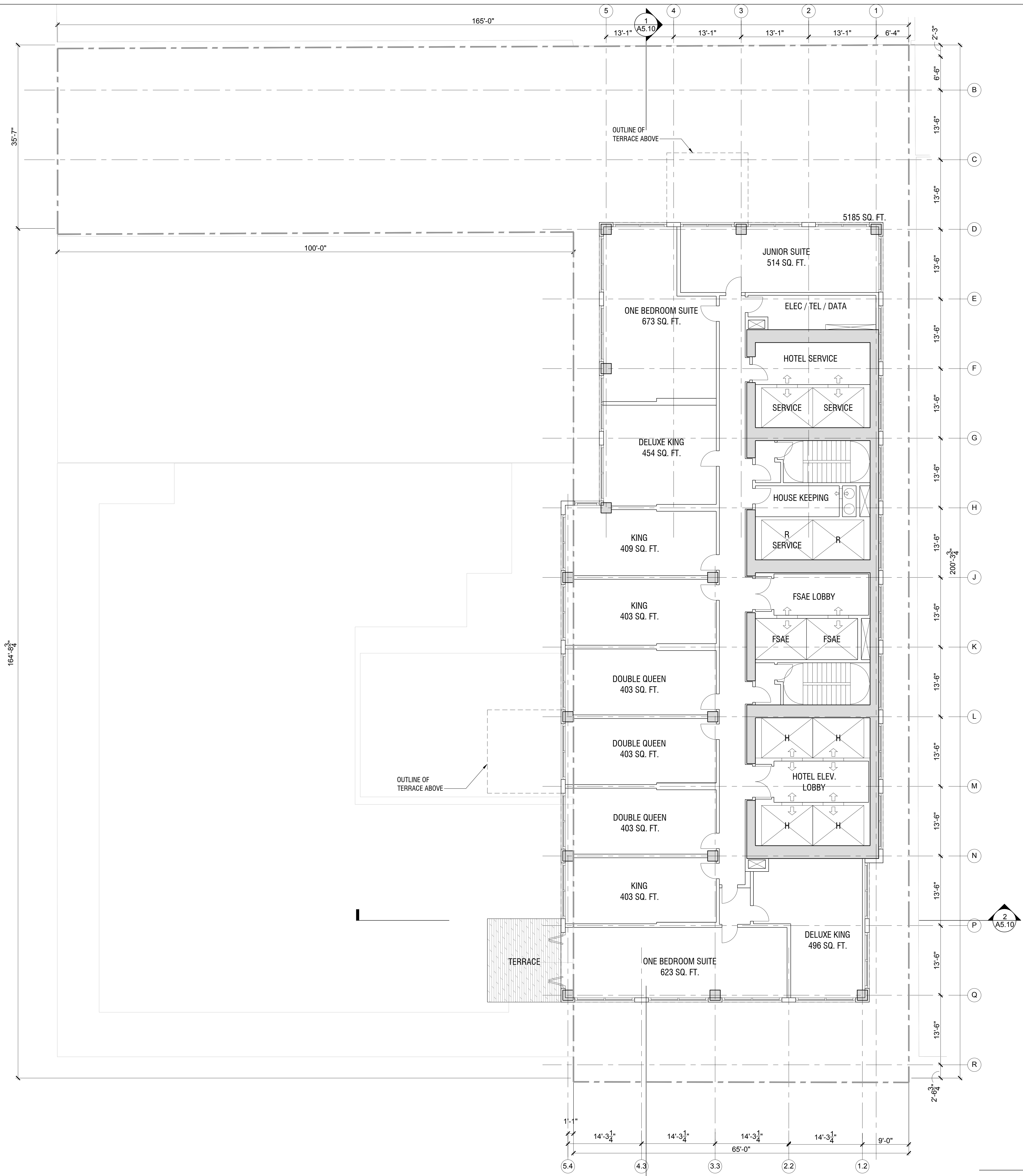
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LEVEL 31 - HOTEL
 SCALE: 1/8" = 1'-0" 1

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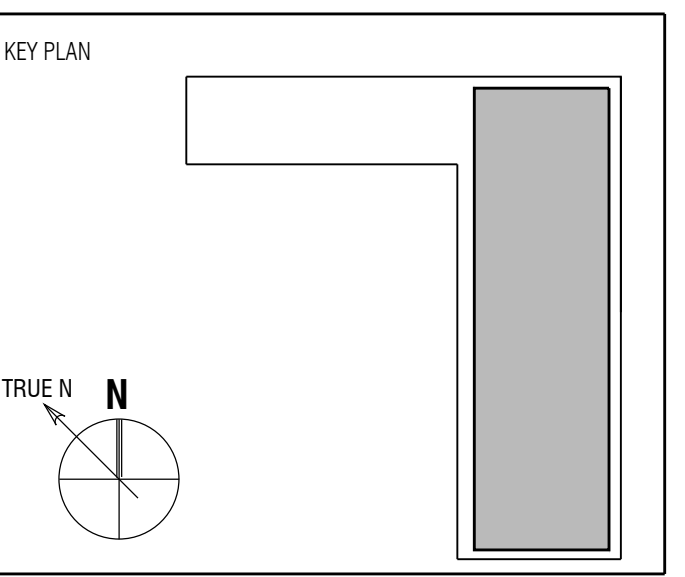


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Sheet Title:

**FLOOR PLAN - LEVEL 32
 HOTEL**

Scale:

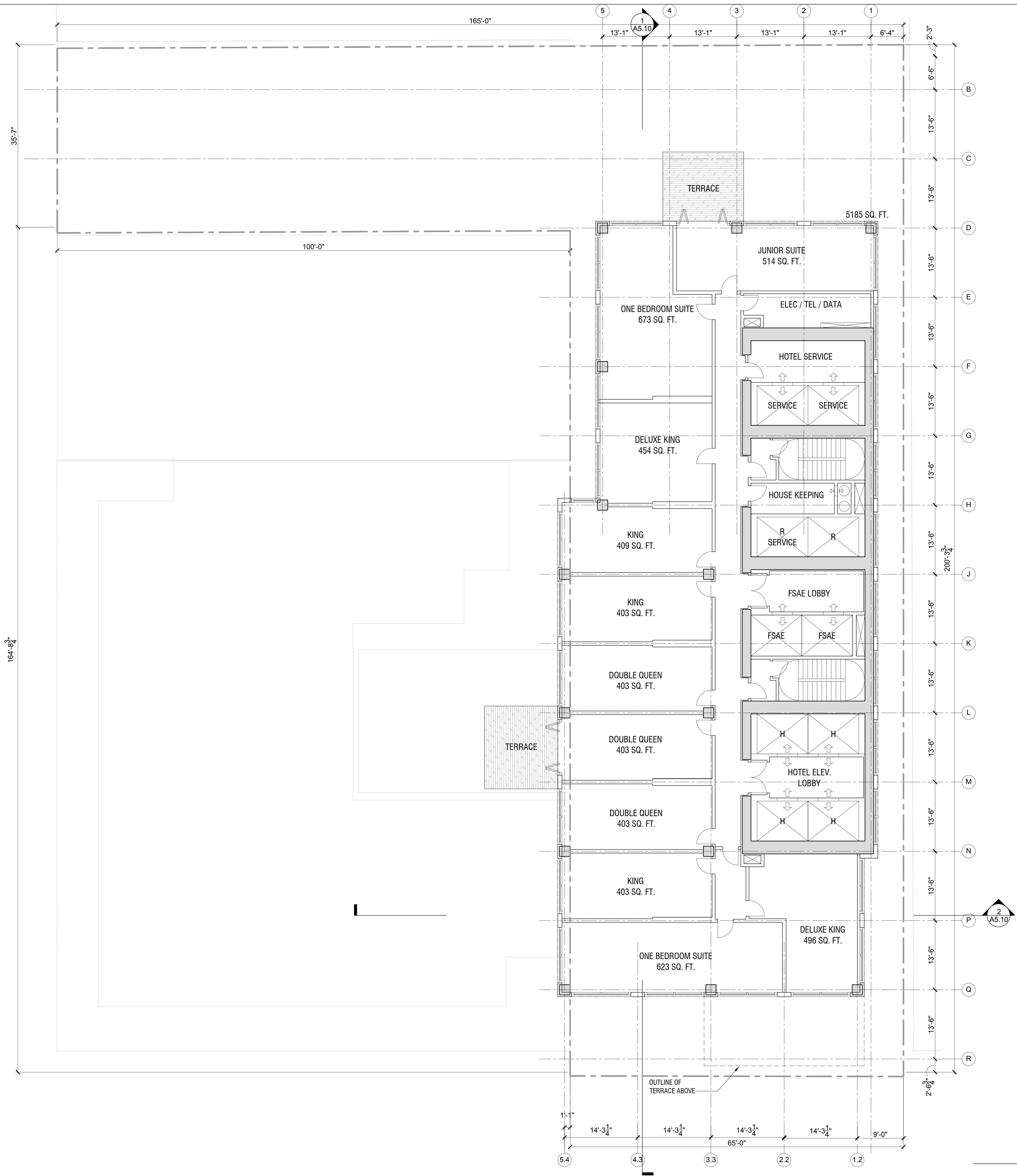
A2.32A

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LEVEL 32 - HOTEL
 SCALE: 1/8" = 1'-0" **1**

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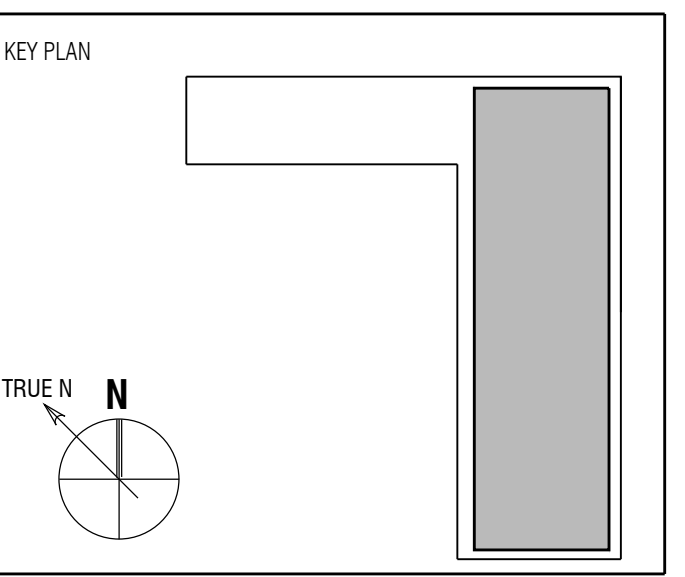


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Sheet Title:
**FLOOR PLAN - LEVEL 33
 HOTEL**

Scale:

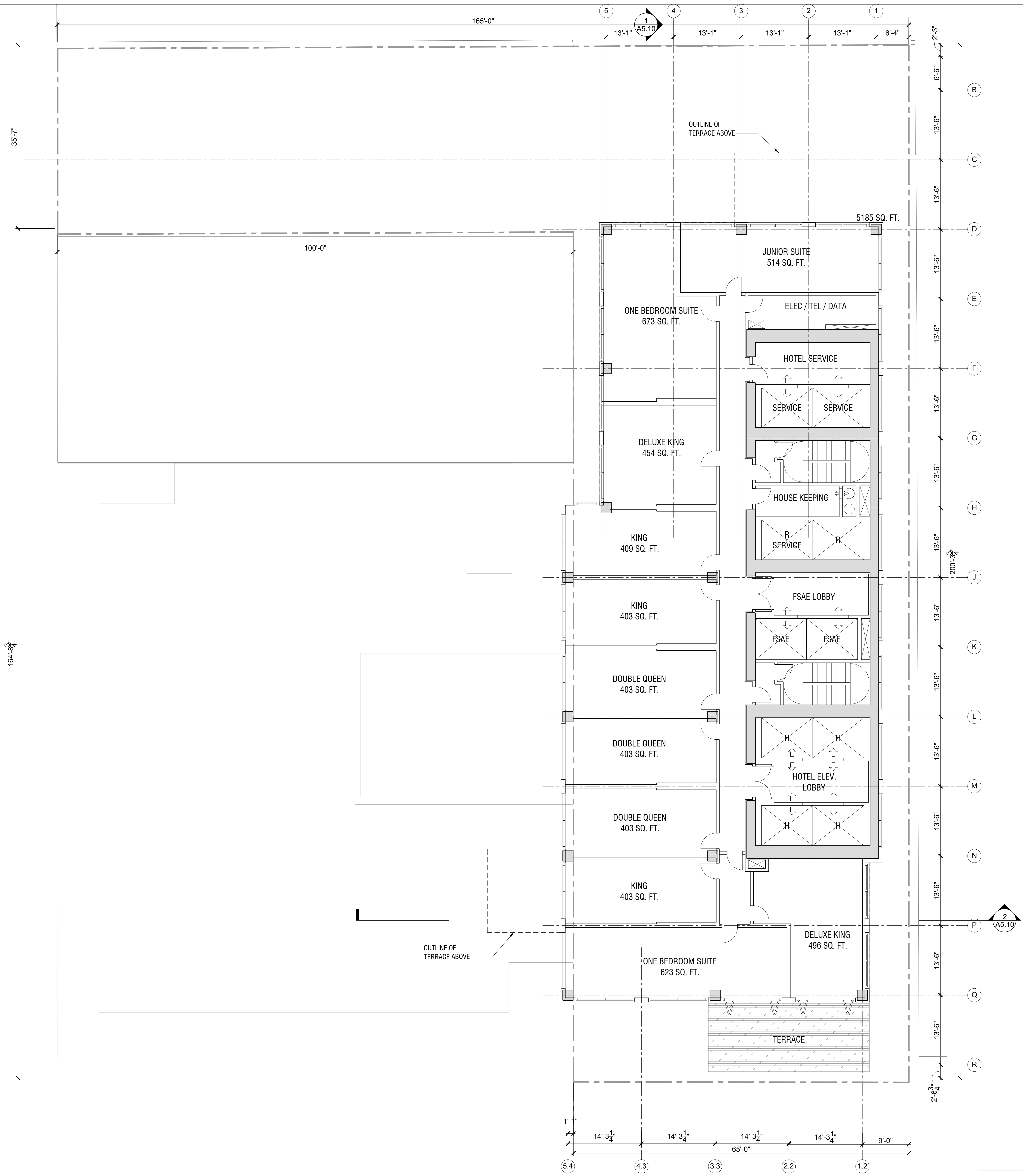
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LEVEL 33 - HOTEL
 SCALE: 1/8" = 1'-0" **1**

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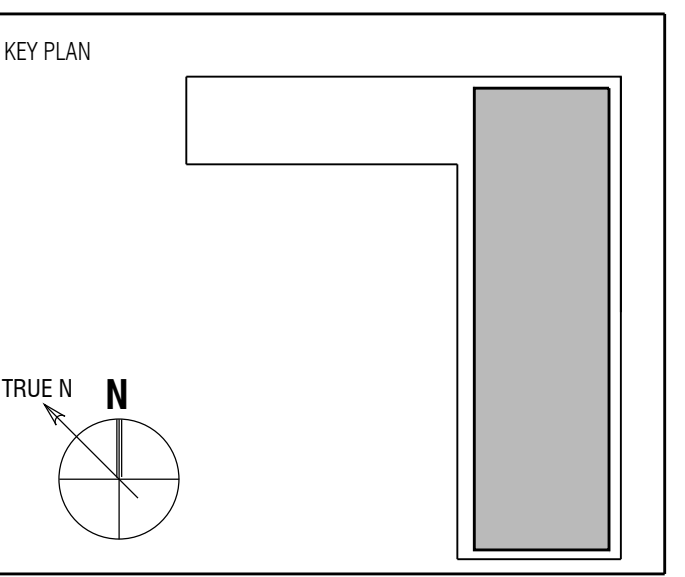


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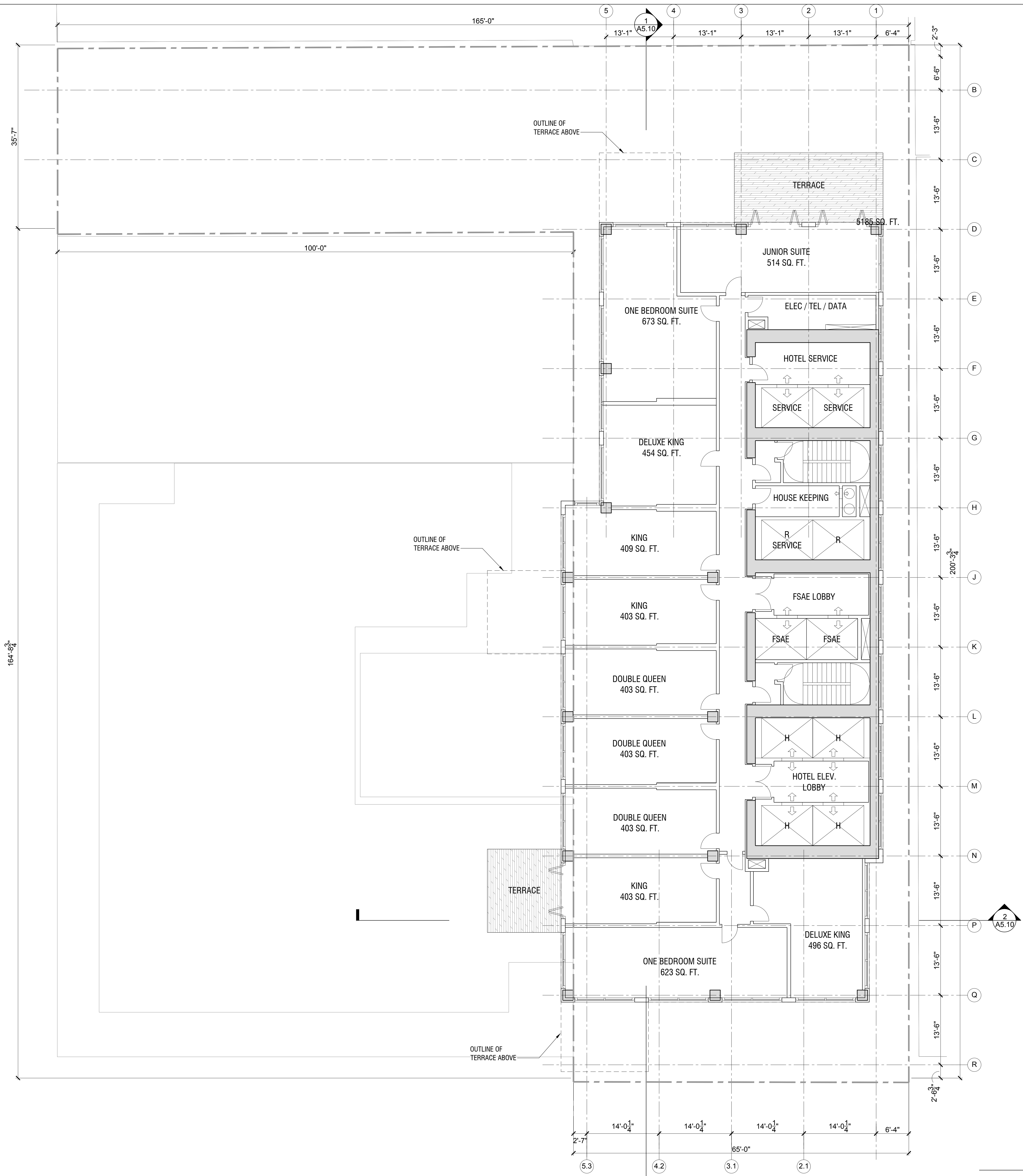
Sheet Title:
**FLOOR PLAN - LEVEL 34
 HOTEL**

Scale:

LEVEL 34 - HOTEL
 SCALE: 1/8" = 1'-0" **1**

A2.34A
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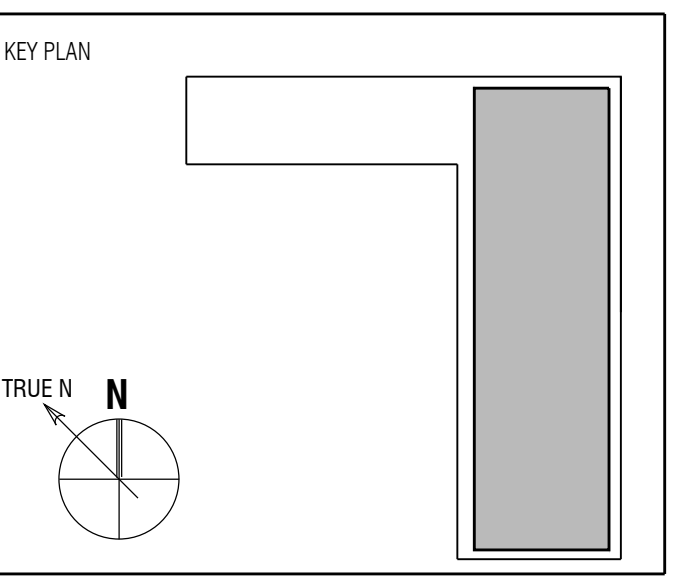


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 35
 HOTEL**

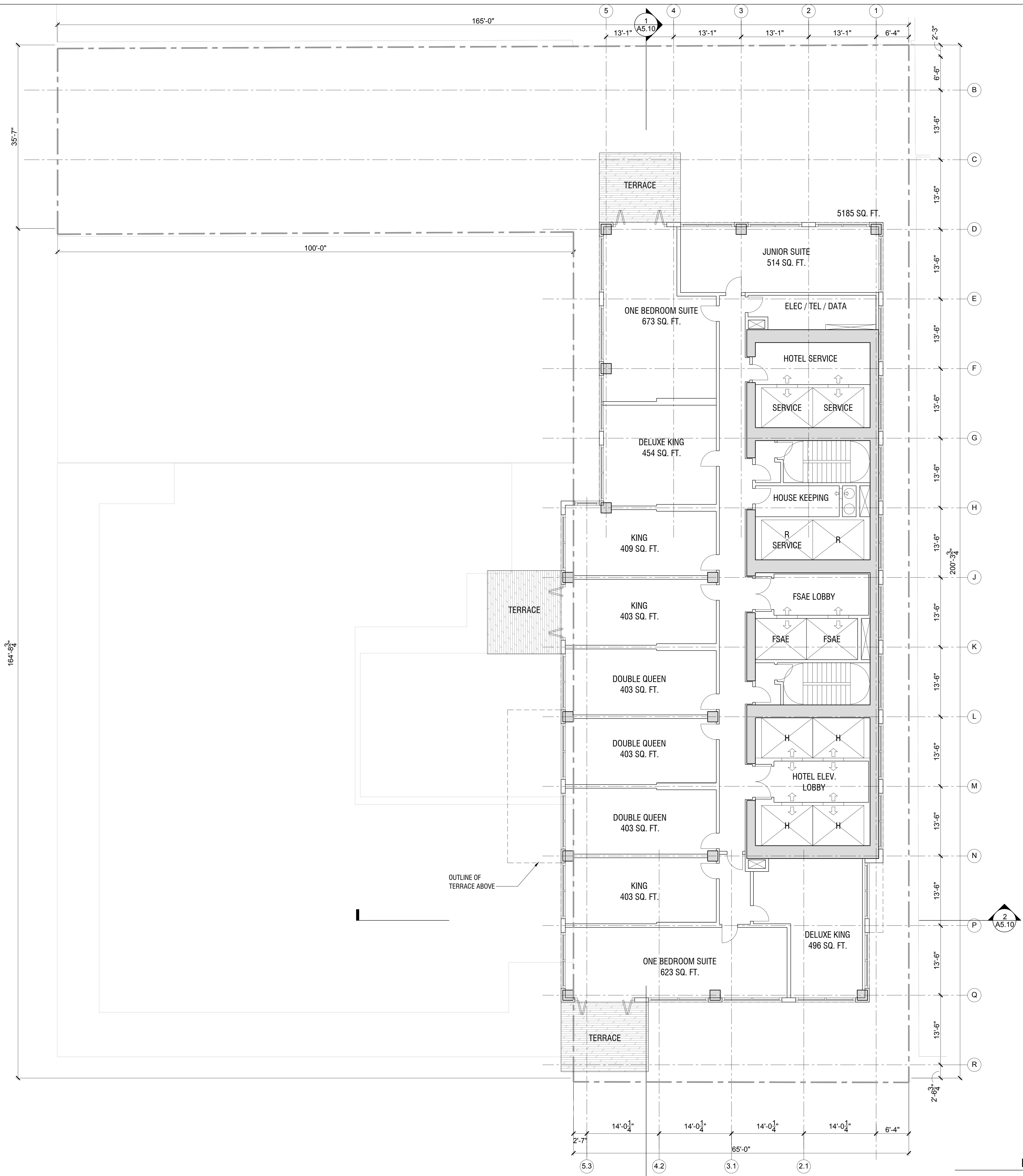
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A2.35A

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LEVEL 35 - HOTEL
 SCALE: 1/8" = 1'-0" **1**

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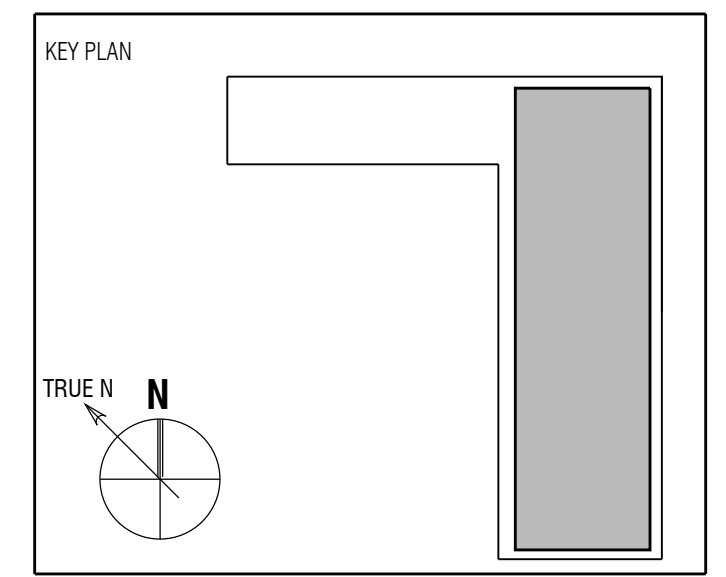


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 36
 HOTEL SUITES**

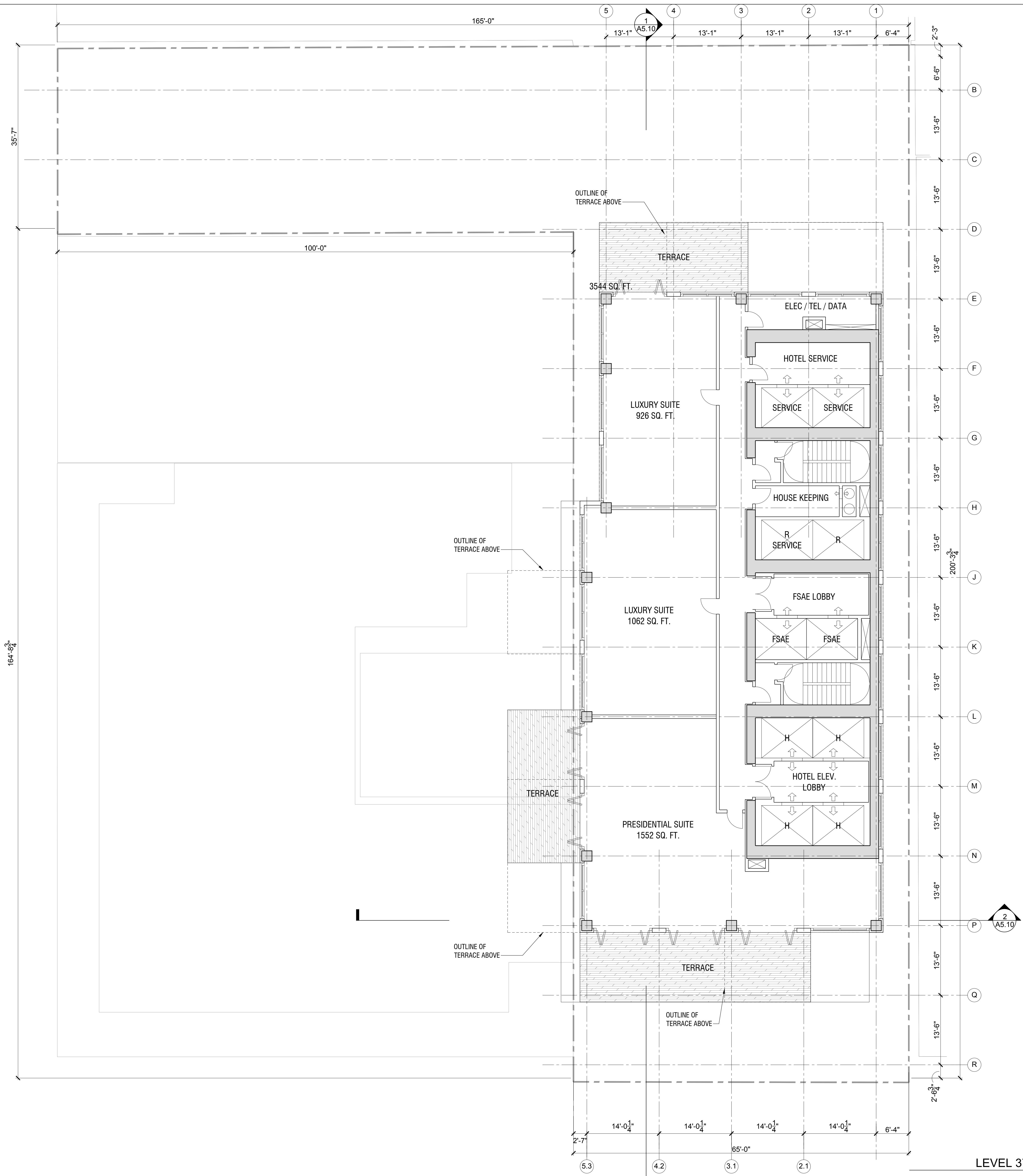
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LEVEL 36 - HOTEL
 SCALE: 1/8" = 1'-0" **1**

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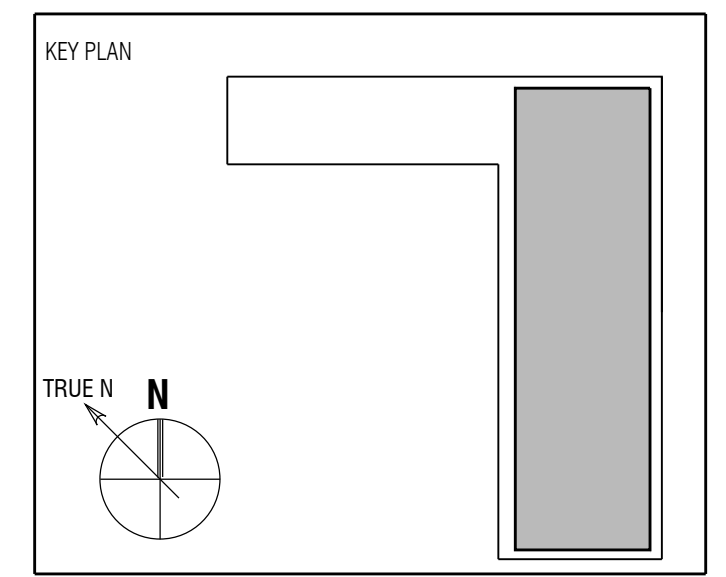


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Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 37
 HOTEL SUITES**

Scale:

A2.37A

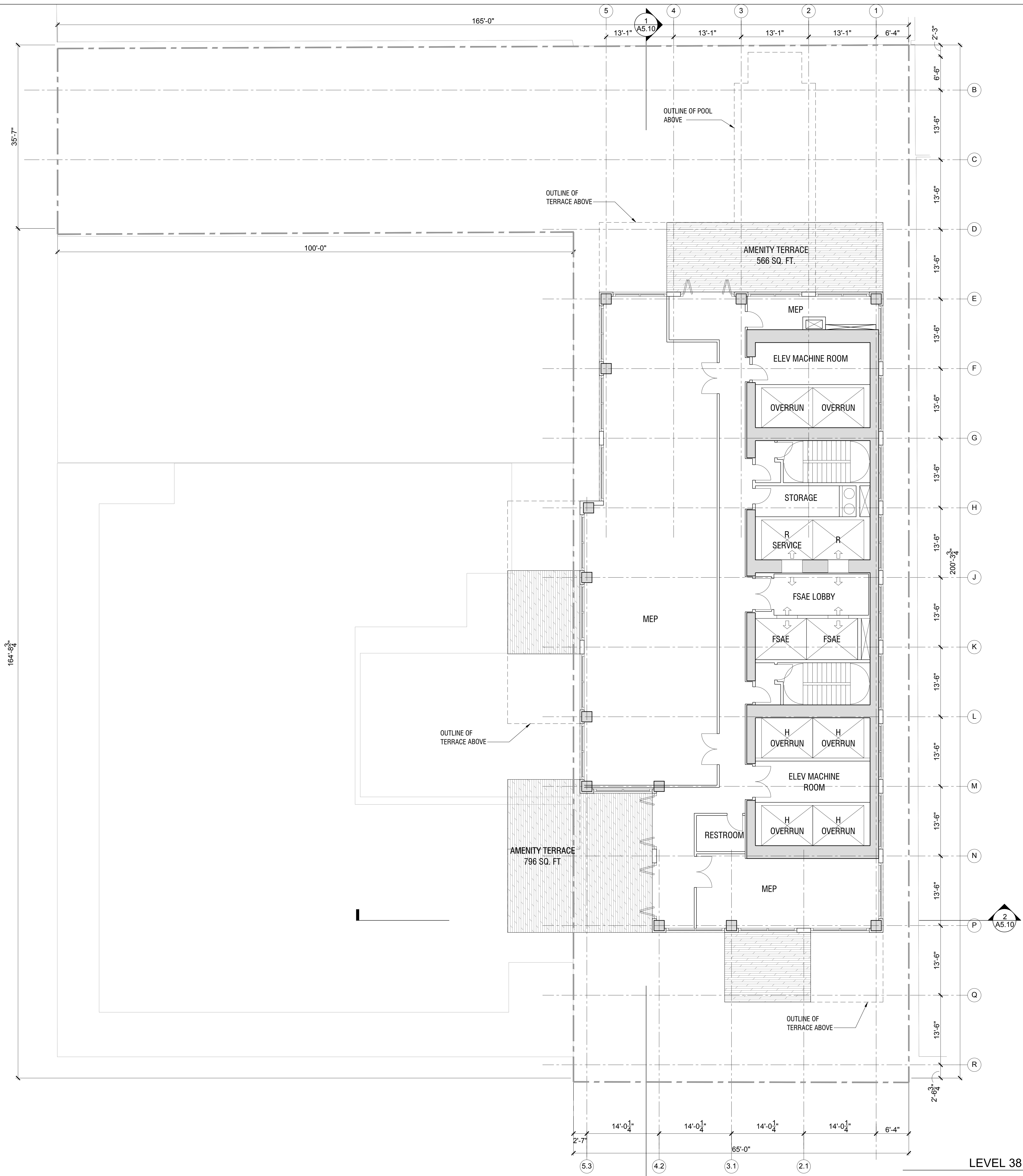
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LEVEL 37 - HOTEL SUITES
 SCALE: 1/8" = 1'-0" 1

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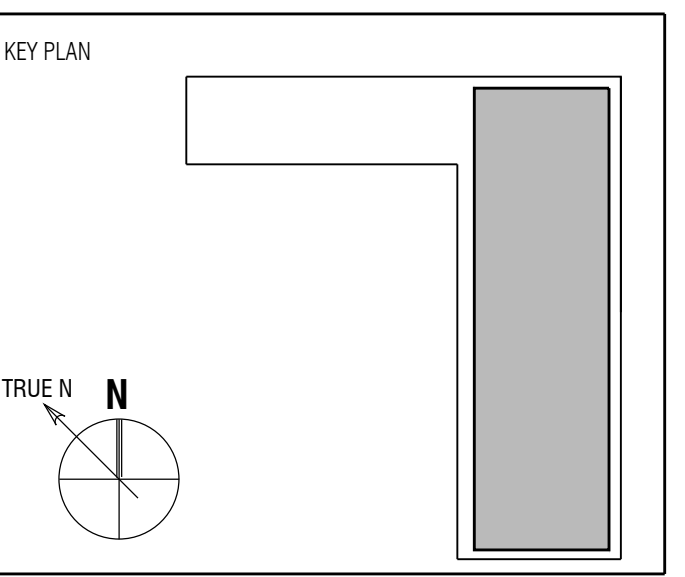


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Sheet Title:
**FLOOR PLAN - LEVEL 38
 MEP / TERRACE**

Scale:

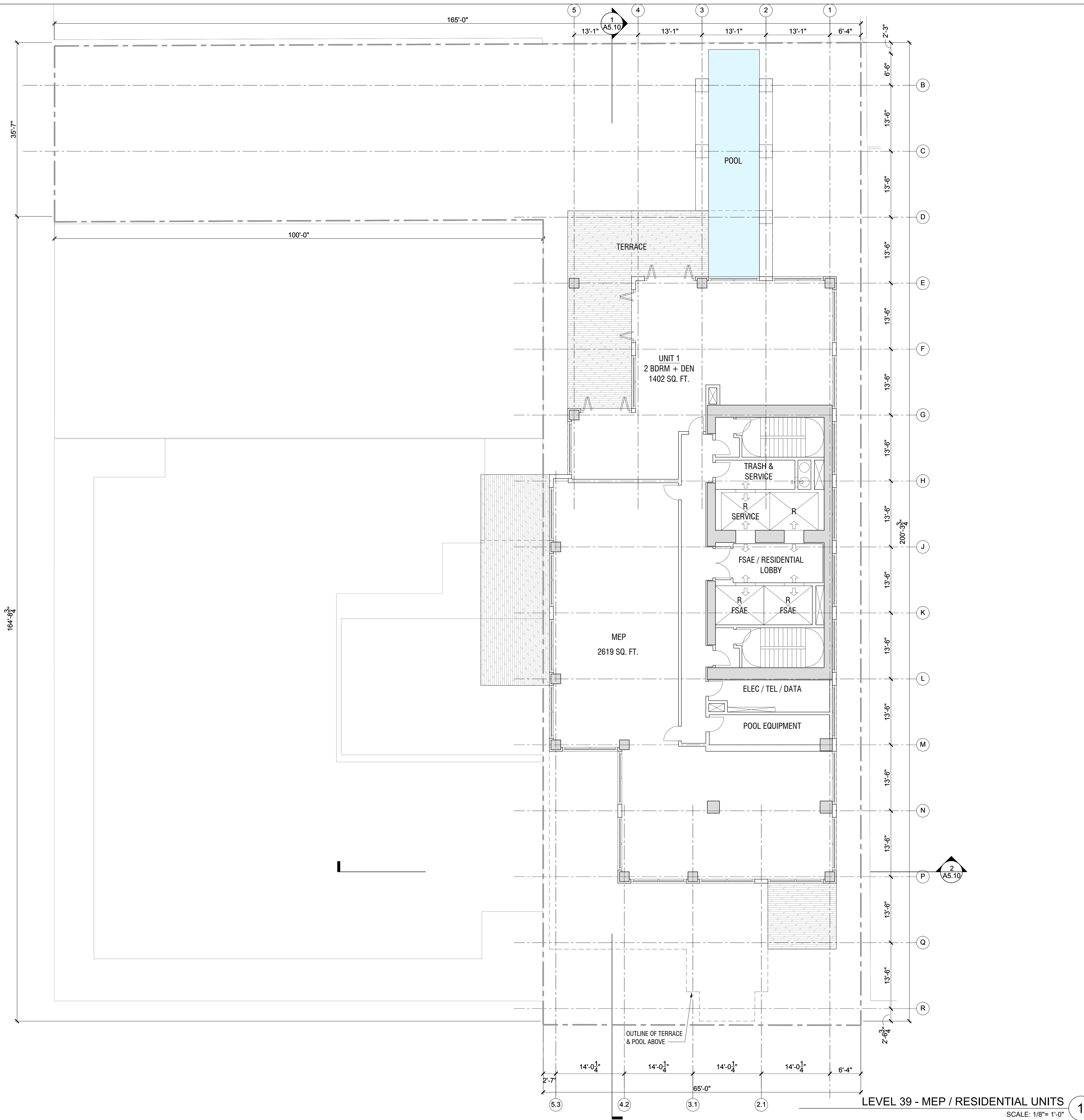
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LEVEL 38 - MEP / TERRACE
 SCALE: 1/8" = 1'-0" **1**

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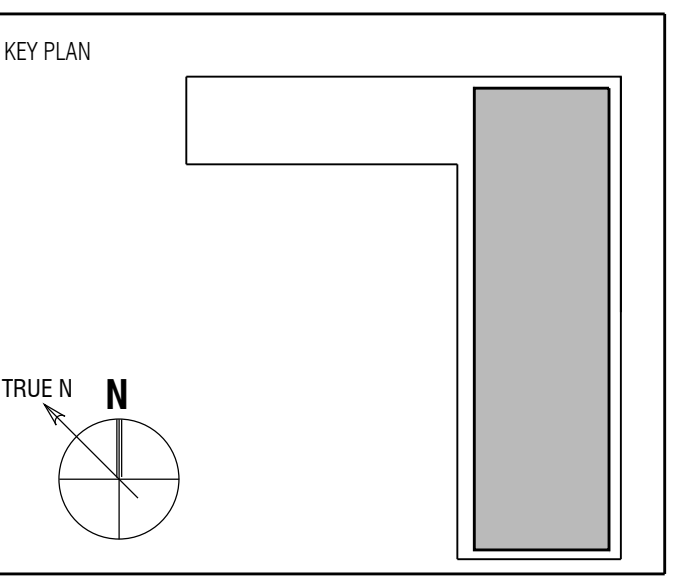


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Full Size Print: 30" x 42"

Sheet Title:
FLOOR PLAN - LEVEL 39
MEP / RESIDENTIAL UNITS

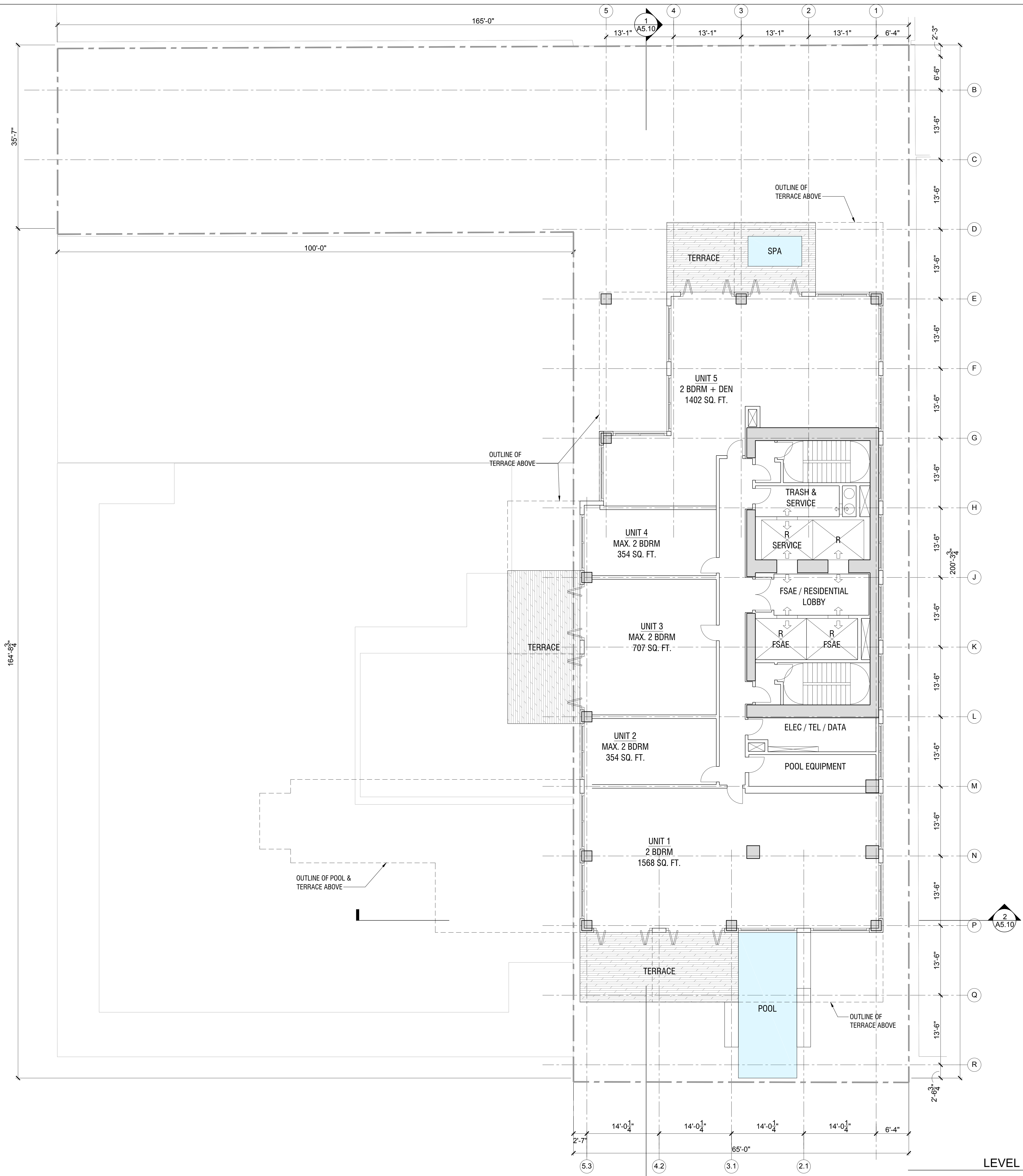
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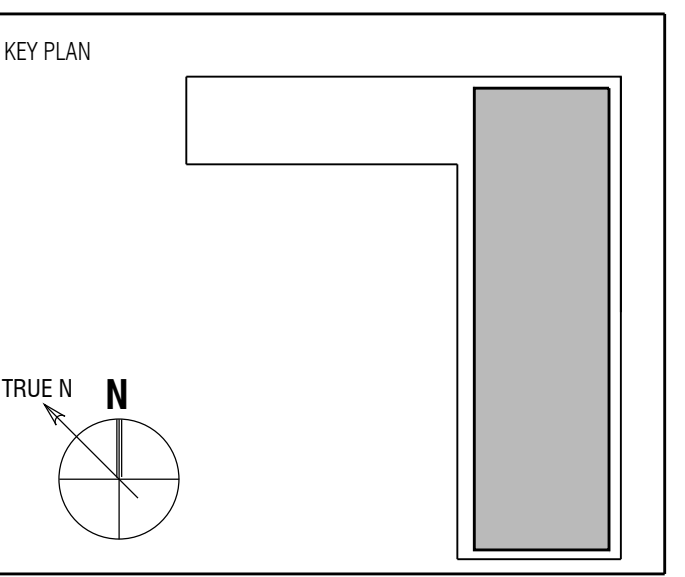


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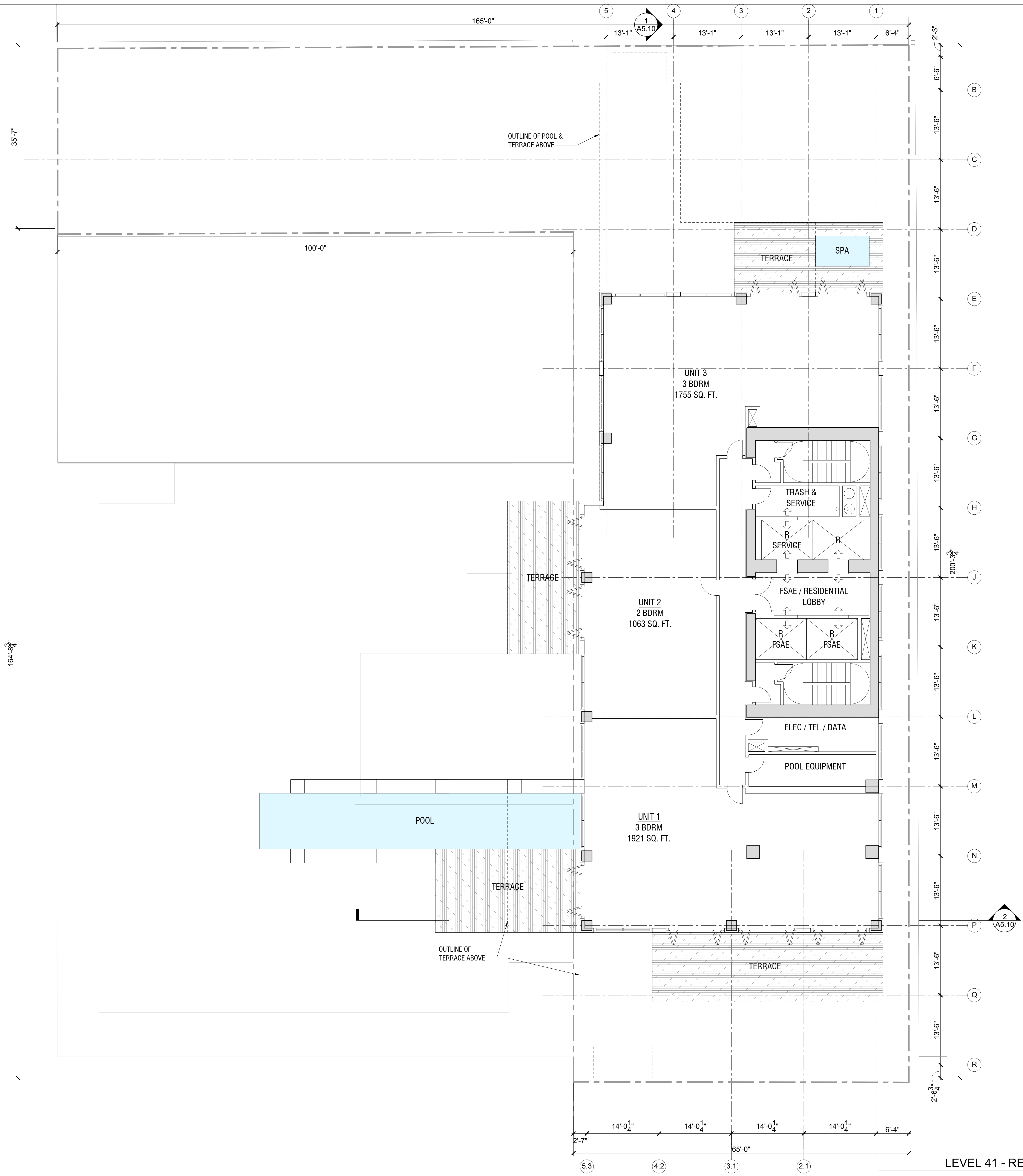
Sheet Title:
**FLOOR PLAN - LEVEL 40
 RESIDENTIAL**

Scale:

LEVEL 40 - RESIDENTIAL
 SCALE: 1/8" = 1'-0"

A2.40A
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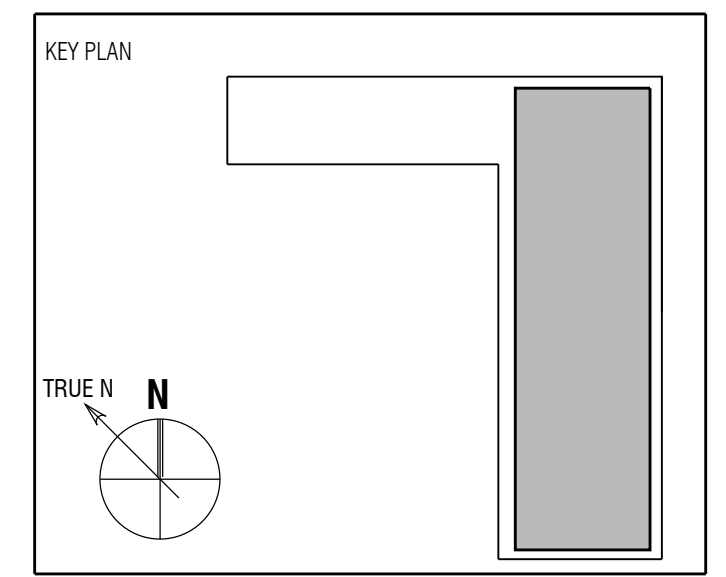


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 TEL: 949.675.9964



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Full Size Print: 30" x 42"

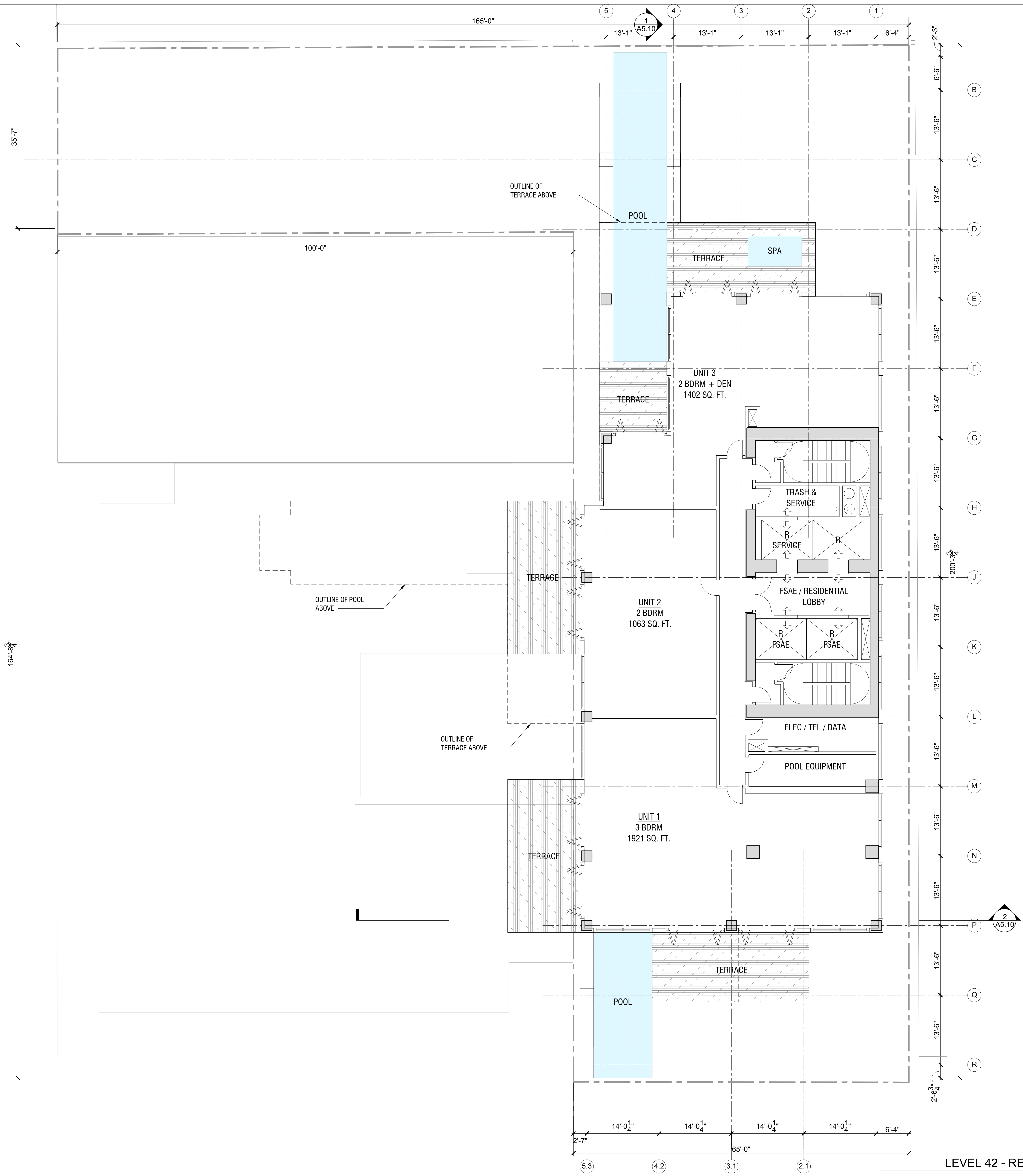
Sheet Title:
**FLOOR PLAN - LEVEL 41
 RESIDENTIAL UNITS**

Scale:

NOT FOR CONSTRUCTION

LEVEL 41 - RESIDENTIAL UNITS ①
 SCALE: 1/8" = 1'-0"

A2.41A



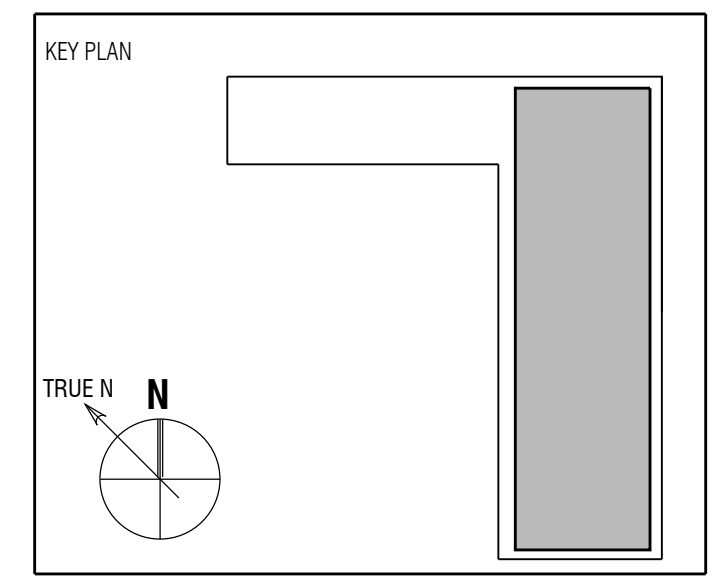
LEVEL 42 - RESIDENTIAL UNITS
SCALE: 1/8" = 1'-0" 1

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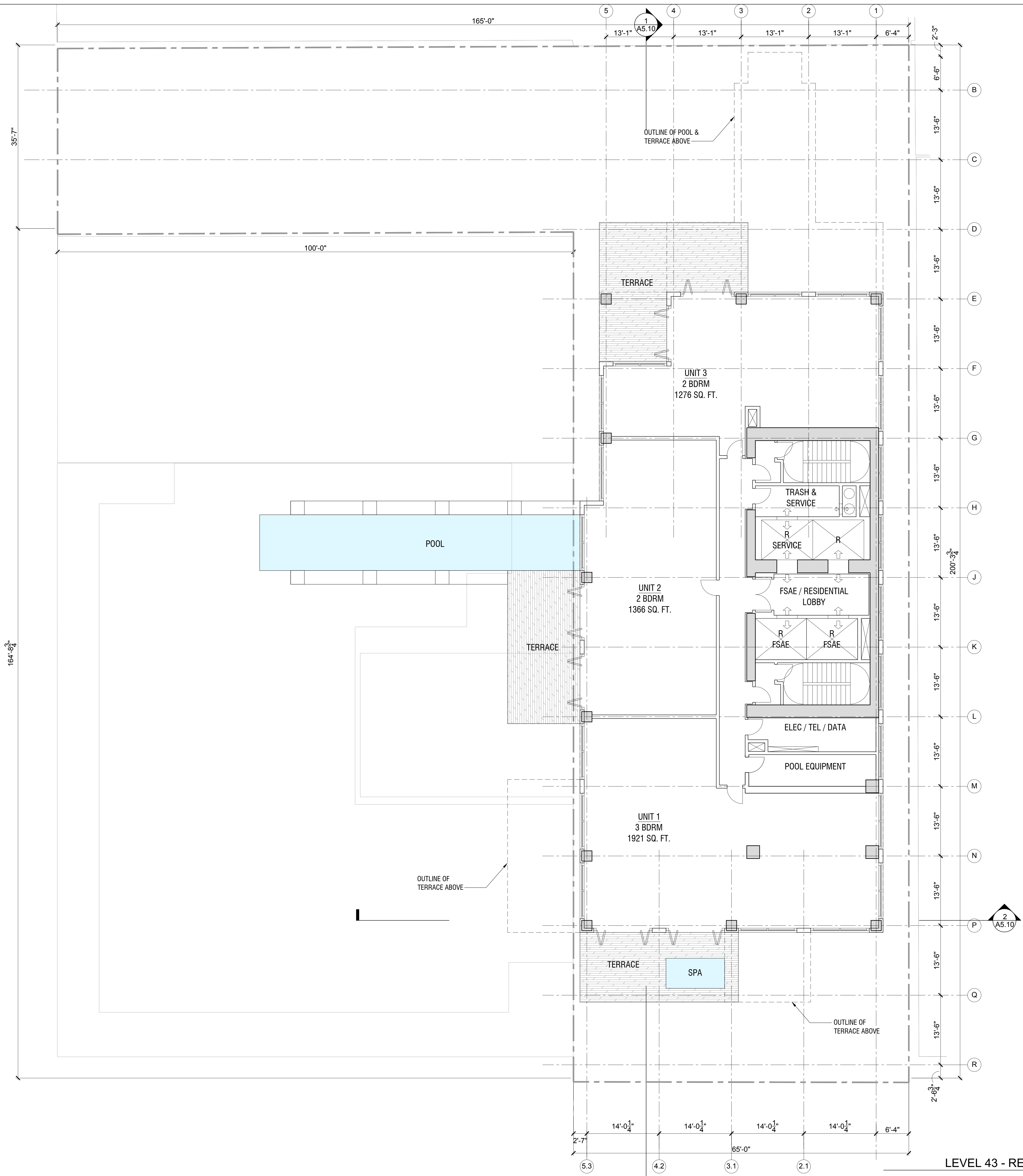
Full Size Print: 30" x 42"

Sheet Title:
**FLOOR PLAN - LEVEL 42
RESIDENTIAL UNITS**

Scale:

A2.42A
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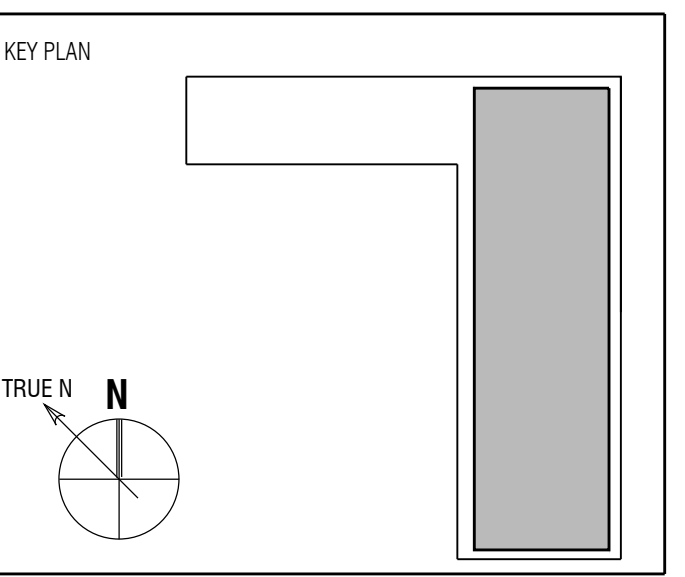


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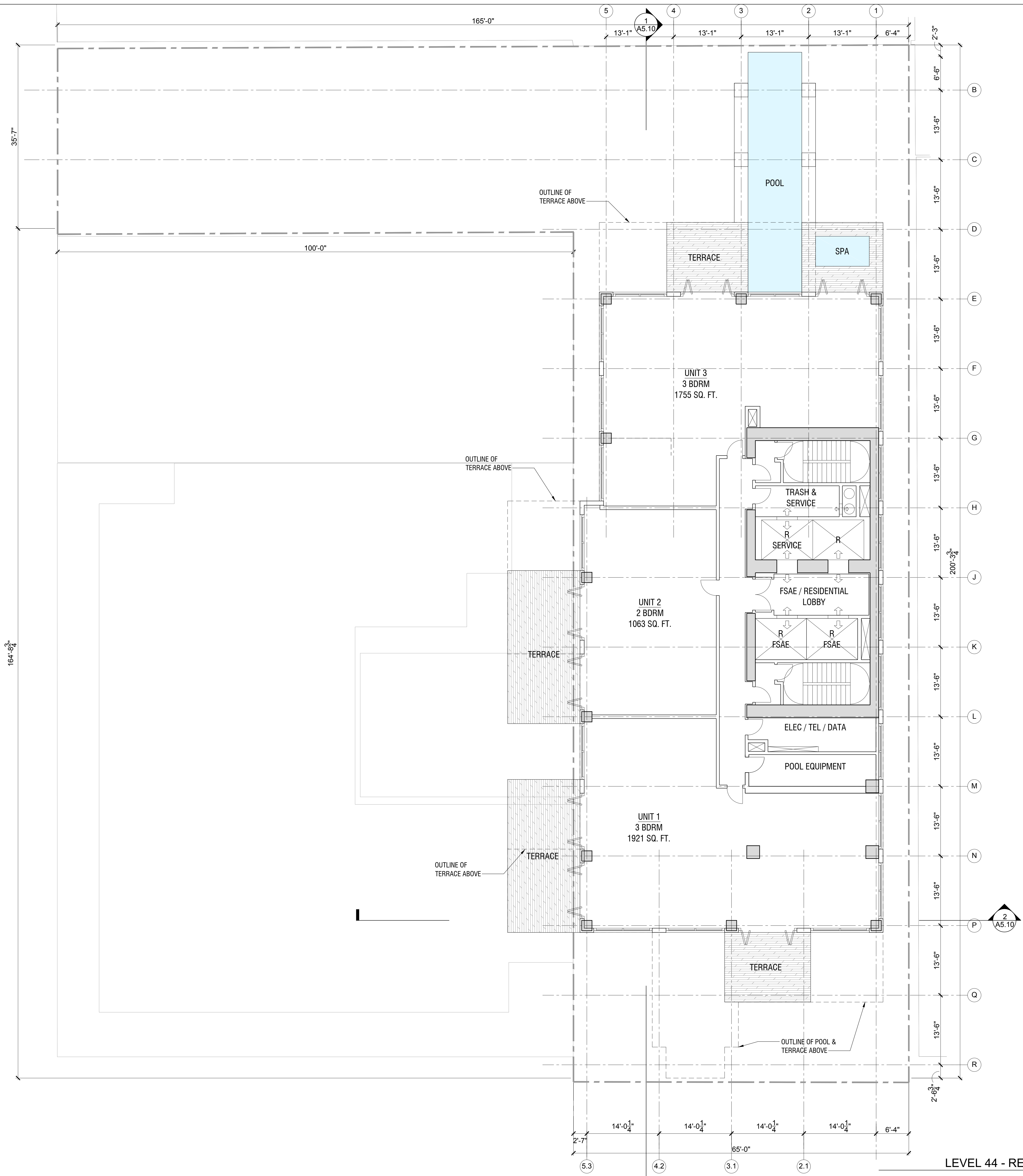
Sheet Title:
**FLOOR PLAN - LEVEL 43
 RESIDENTIAL UNITS**

Scale:

LEVEL 43 - RESIDENTIAL UNITS
 SCALE: 1/8" = 1'-0" 1

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A2.43A
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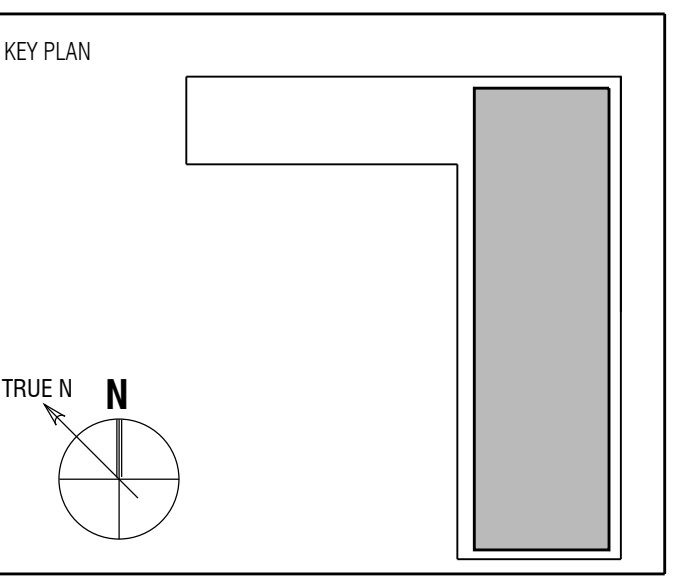


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Sheet Title:
**FLOOR PLAN - LEVEL 44
 RESIDENTIAL UNITS**

Scale:

A2.44A

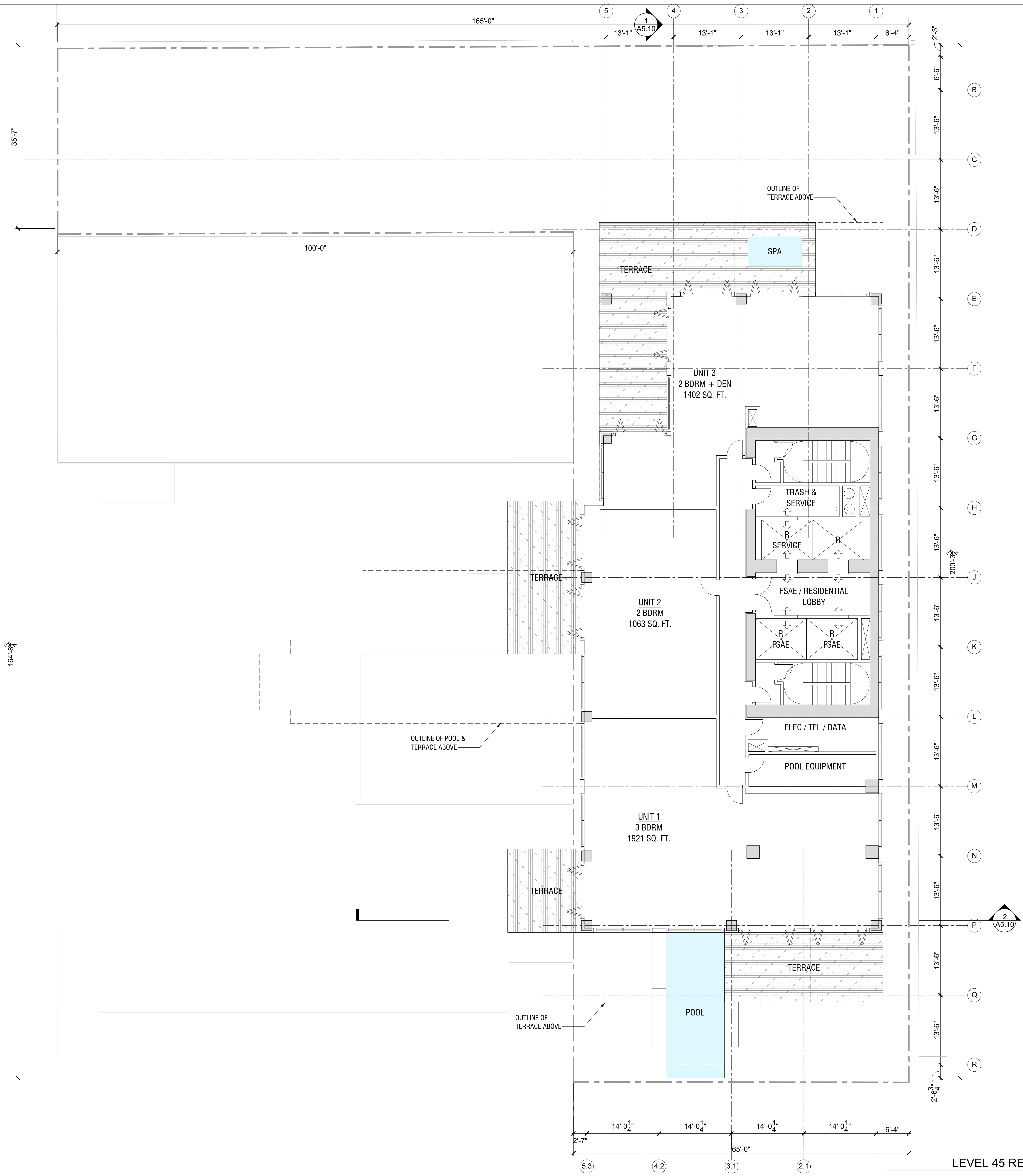
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LEVEL 44 - RESIDENTIAL UNITS
 SCALE: 1/8" = 1'-0"

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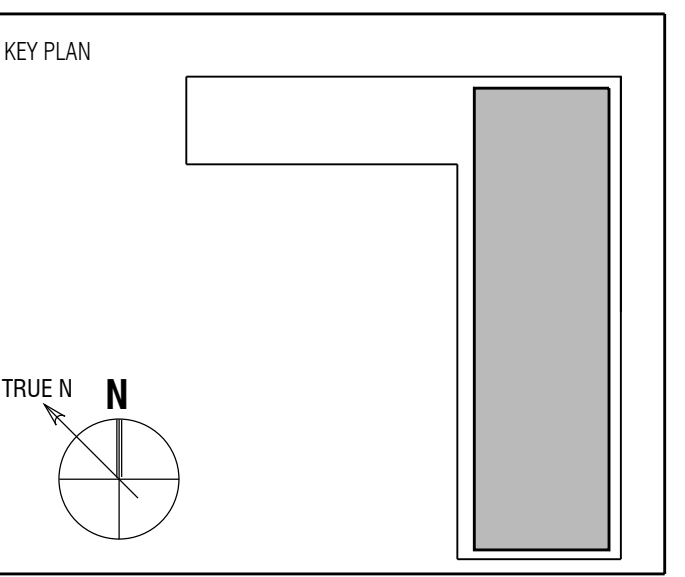


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Sheet Title:
**FLOOR PLAN - LEVEL 45
 RESIDENTIAL UNITS**

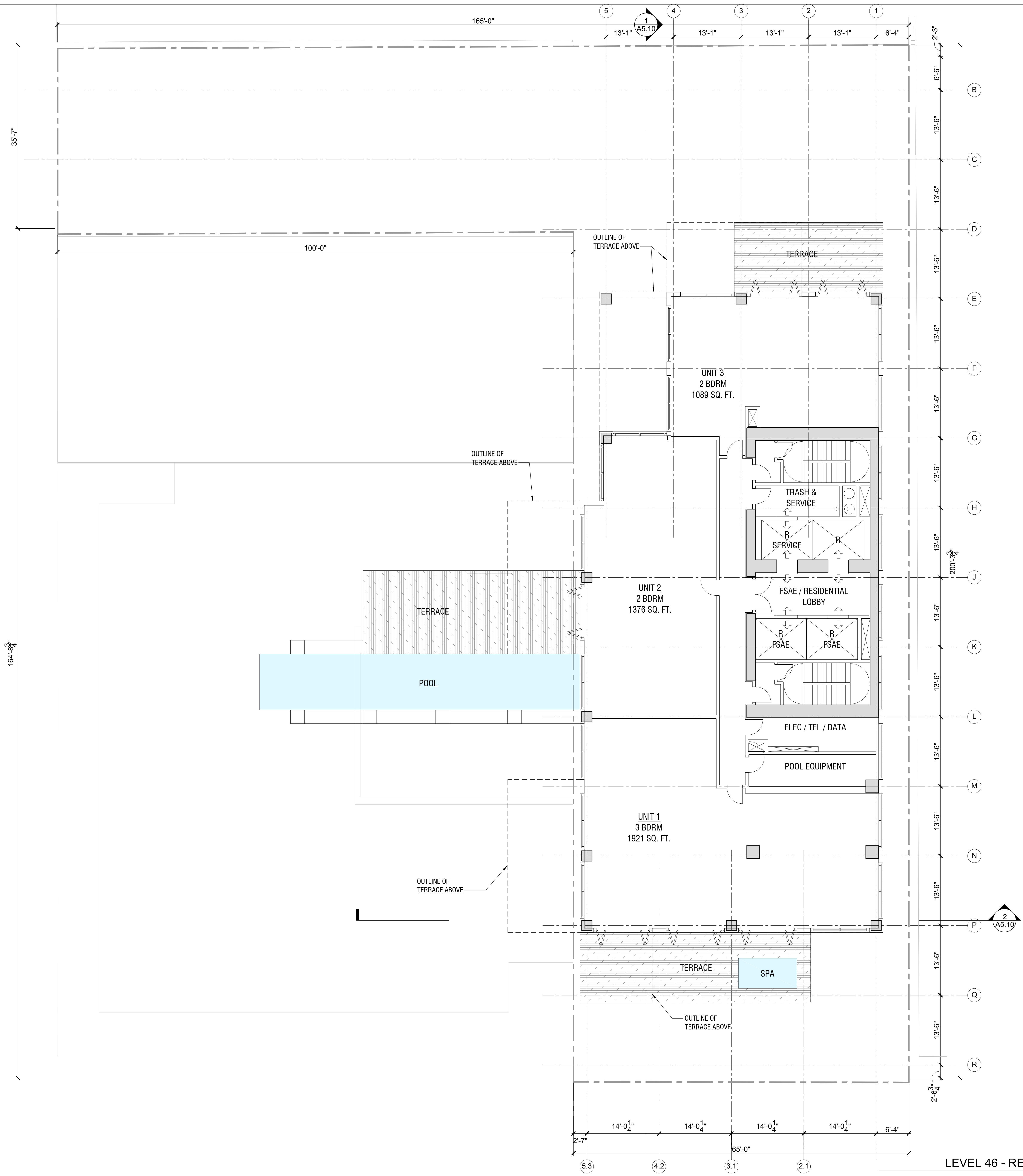
Scale:

A2.45A

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LEVEL 45 RESIDENTIAL UNITS
 SCALE: 1/8" = 1'-0"

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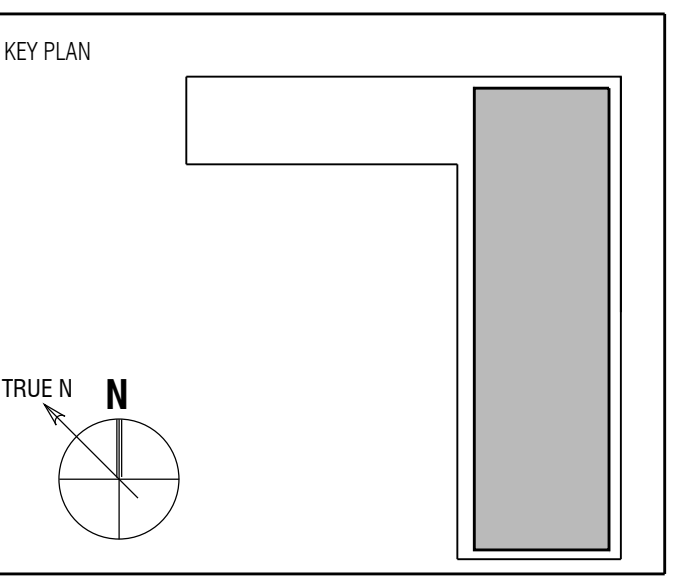


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Sheet Title:
**FLOOR PLAN - LEVEL 46
 RESIDENTIAL UNITS**

Scale:

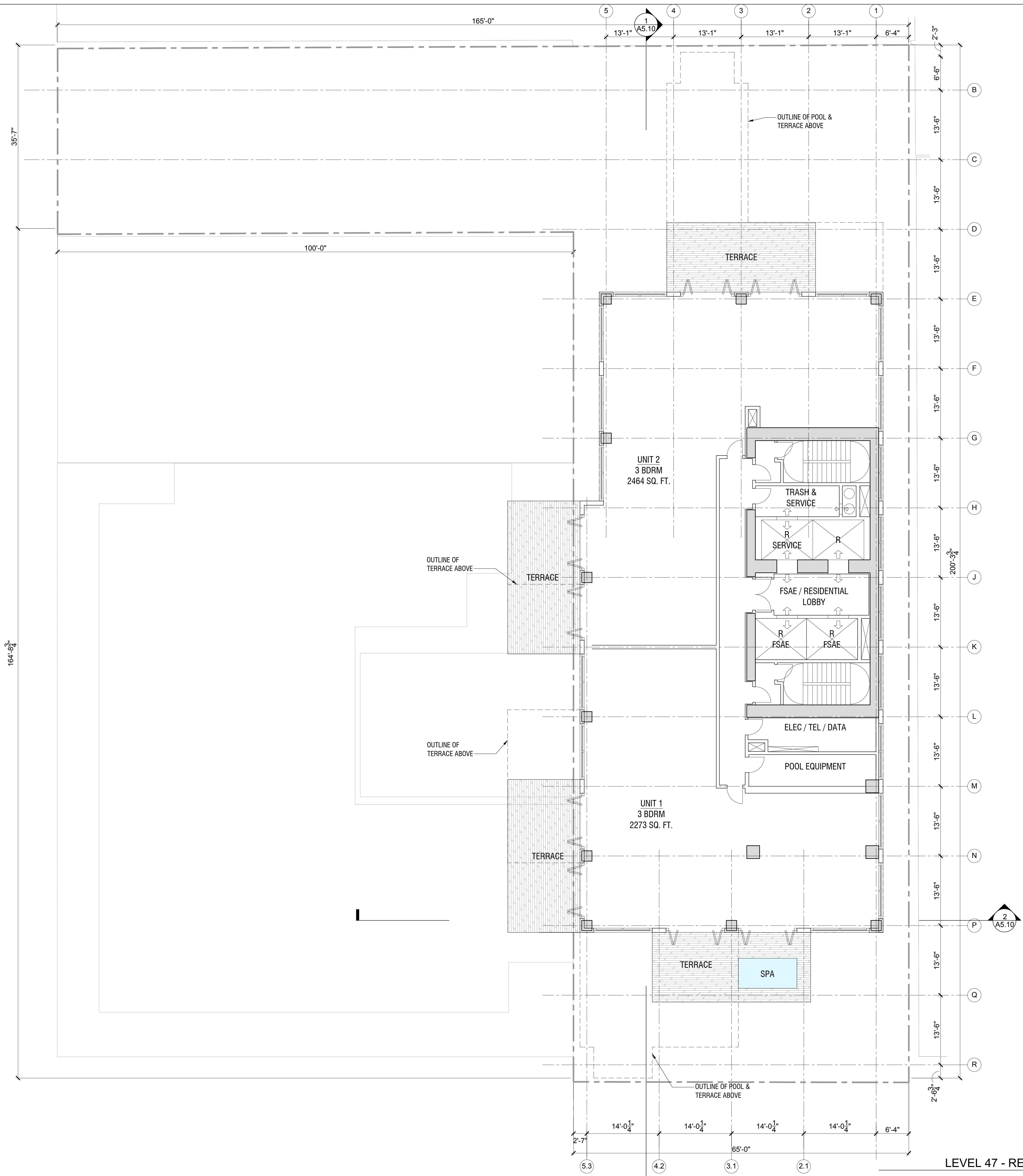
LEVEL 46 - RESIDENTIAL UNITS
 SCALE: 1/8" = 1'-0"

A2.46A
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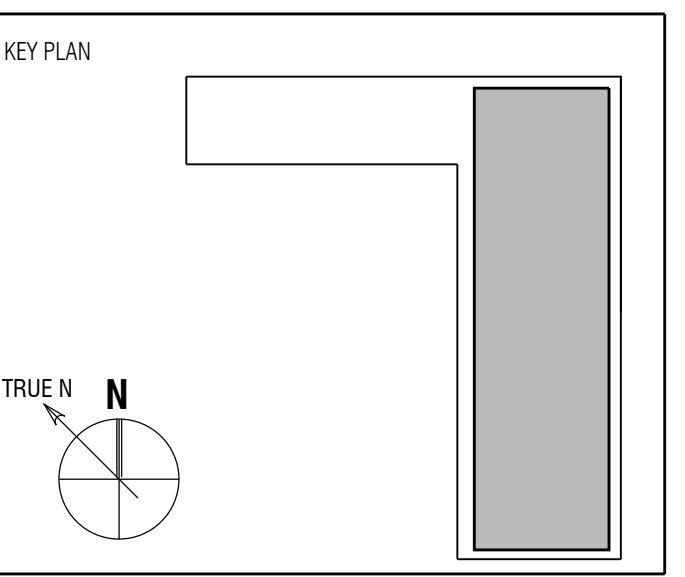


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Sheet Title:
**FLOOR PLAN - LEVEL 47
 RESIDENTIAL UNITS**

Scale:

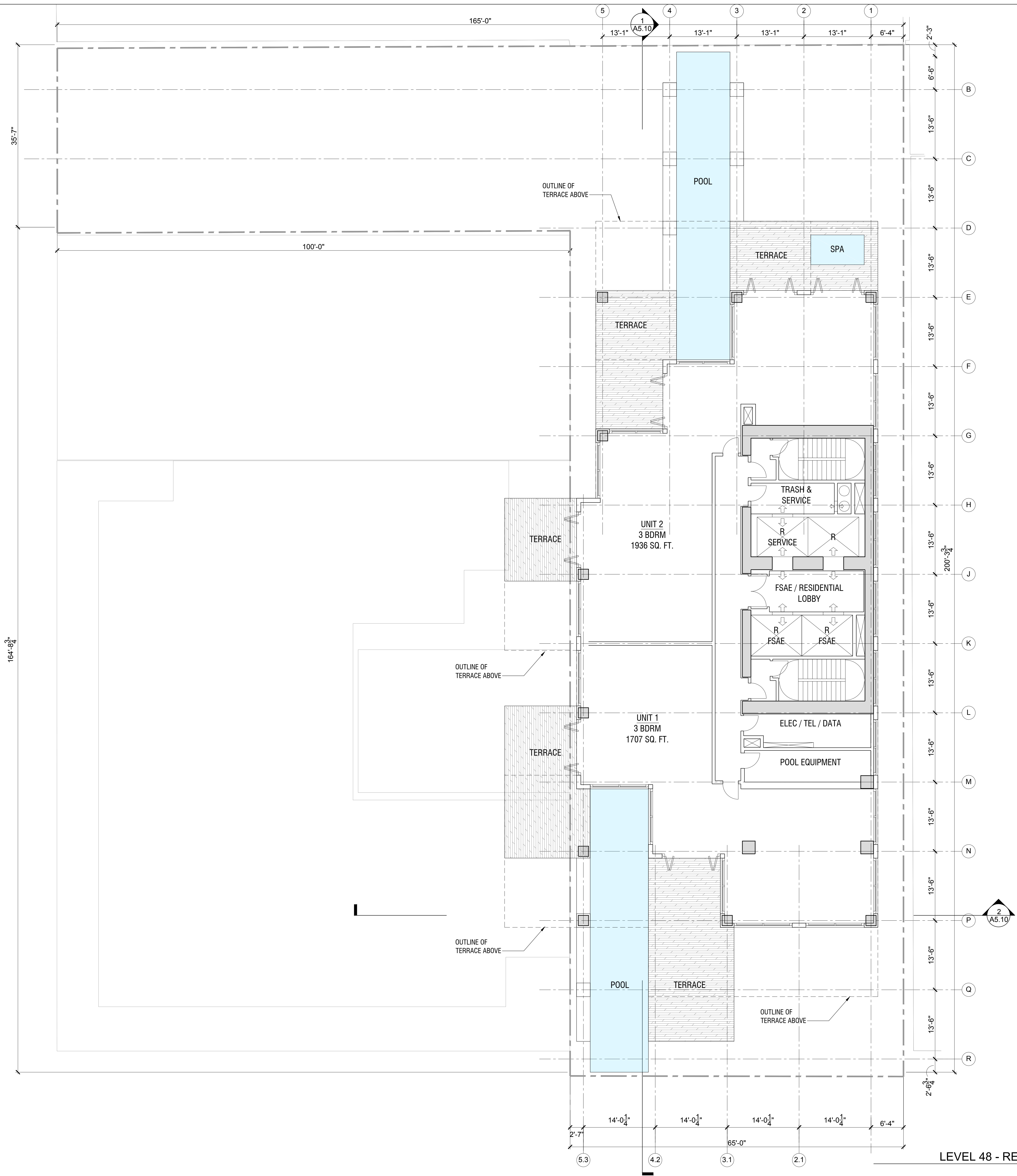
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LEVEL 47 - RESIDENTIAL UNITS
 SCALE: 1/8" = 1'-0" **1**

A2.47A
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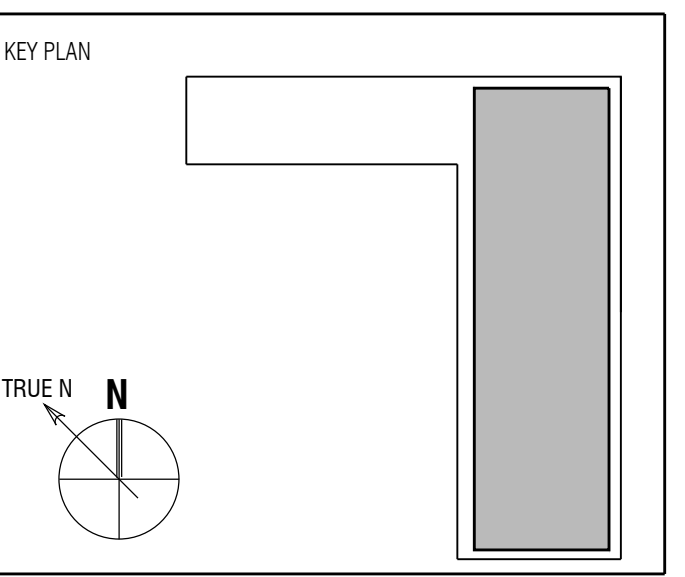


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Sheet Title:
**FLOOR PLAN - LEVEL 48
 RESIDENTIAL UNITS**

Scale:

A2.48A

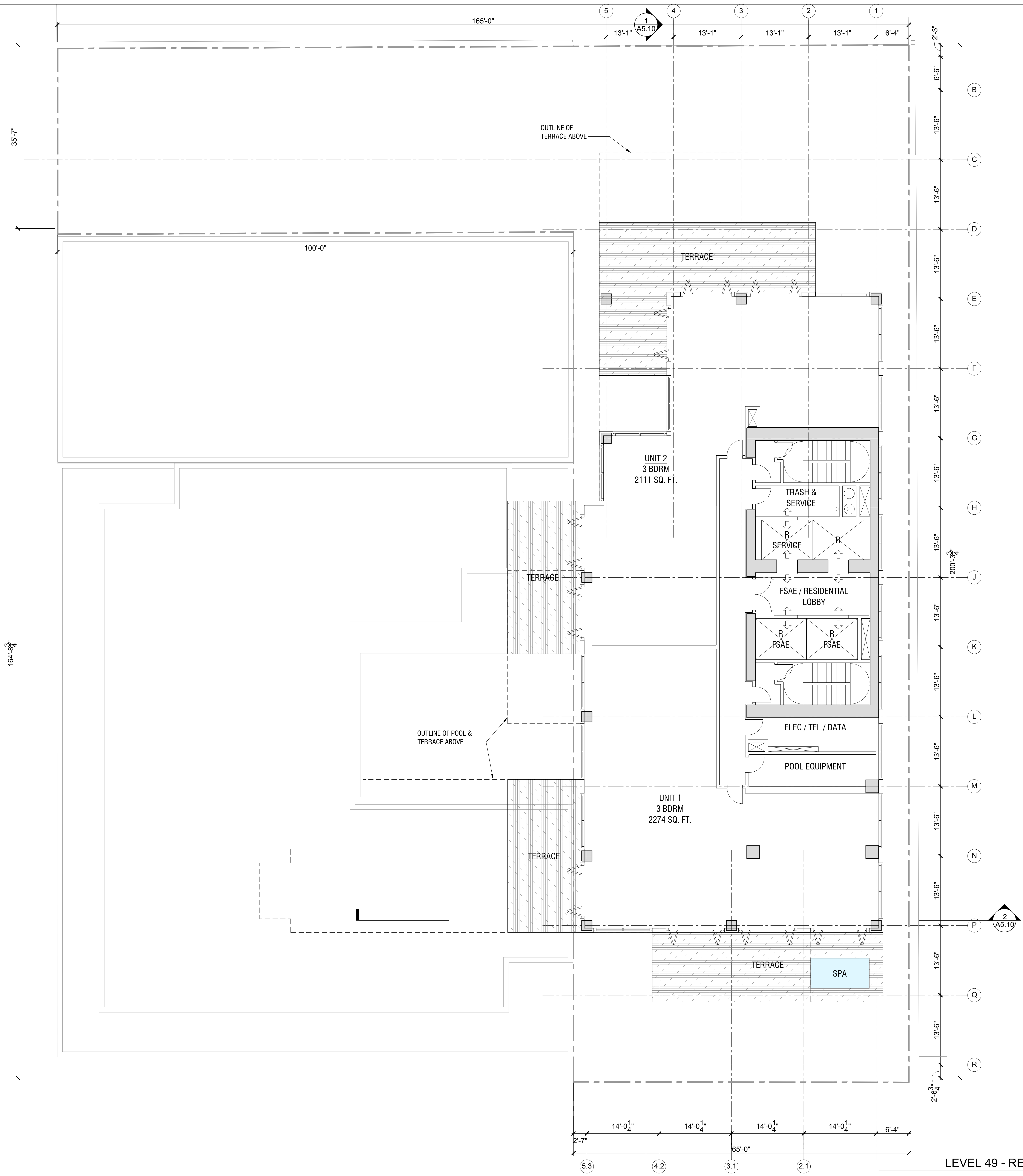
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LEVEL 48 - RESIDENTIAL UNITS
 SCALE: 1/8" = 1'-0" 1

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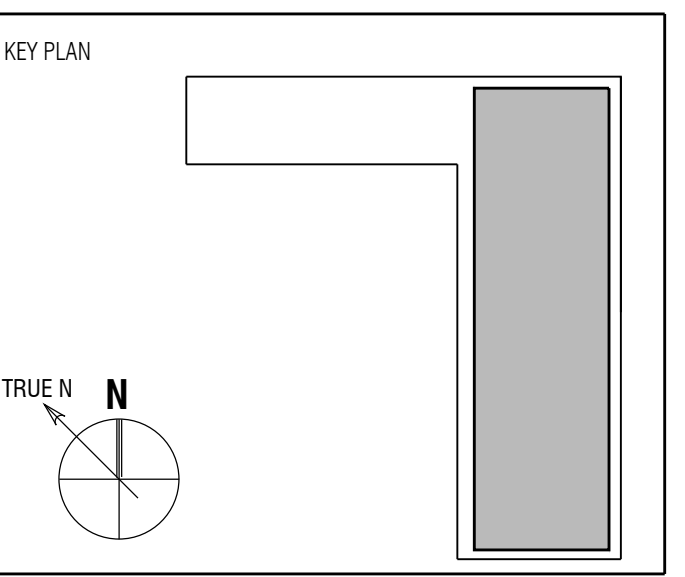


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Sheet Title:
**FLOOR PLAN - LEVEL 49
 RESIDENTIAL UNITS**

Scale:

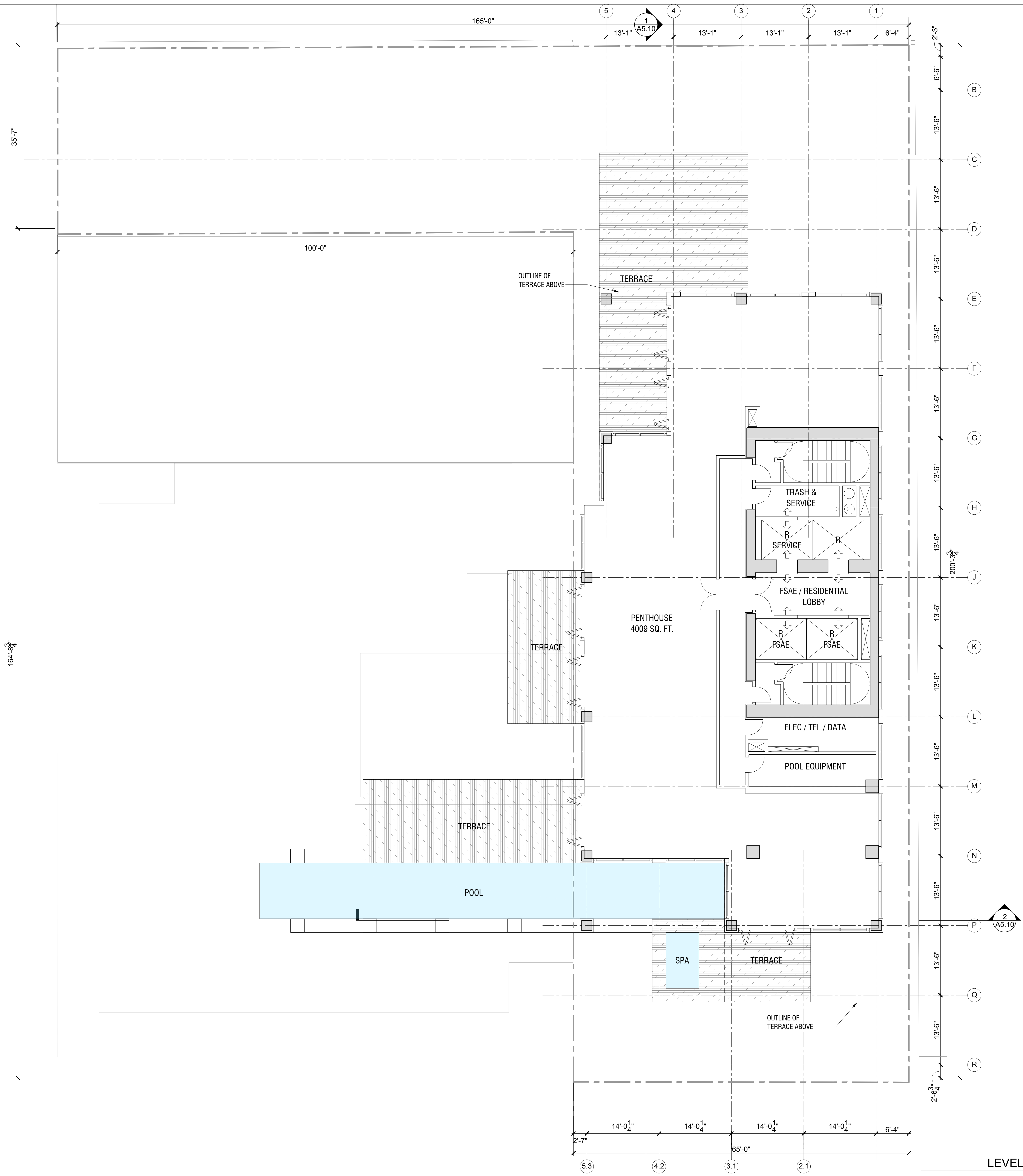
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LEVEL 49 - RESIDENTIAL UNITS
 SCALE: 1/8" = 1'-0" 1

A2.49A
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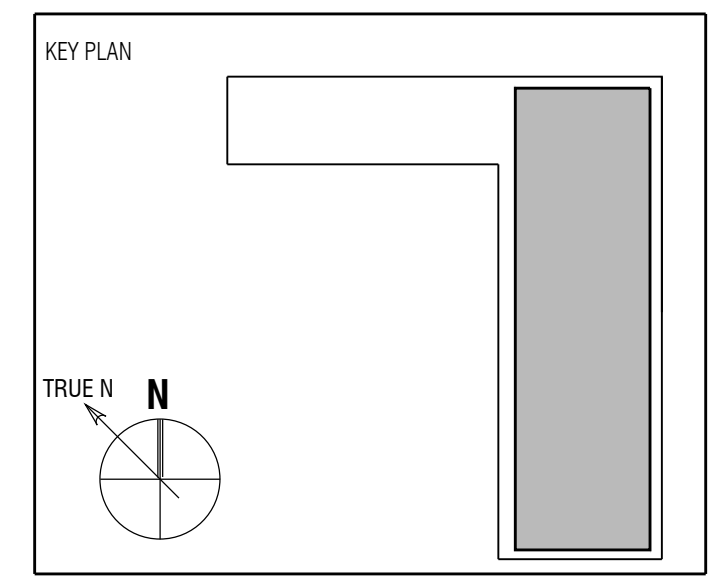
LEVEL 50 - PENTHOUSE
SCALE: 1/8" = 1'-0" 1

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Sheet Title:
**LEVEL 50
PENTHOUSE**

Scale:

A2.50A

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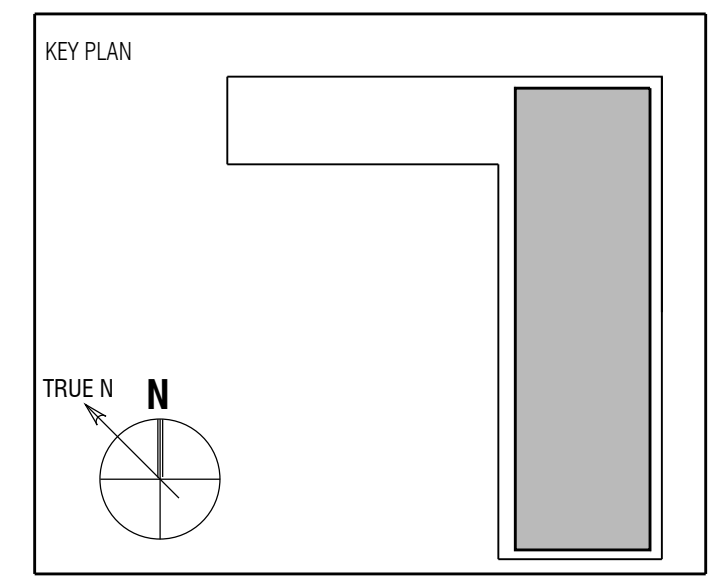


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Sheet Title:
**LEVEL 51
 MECH / PENTHOUSE UPPER**

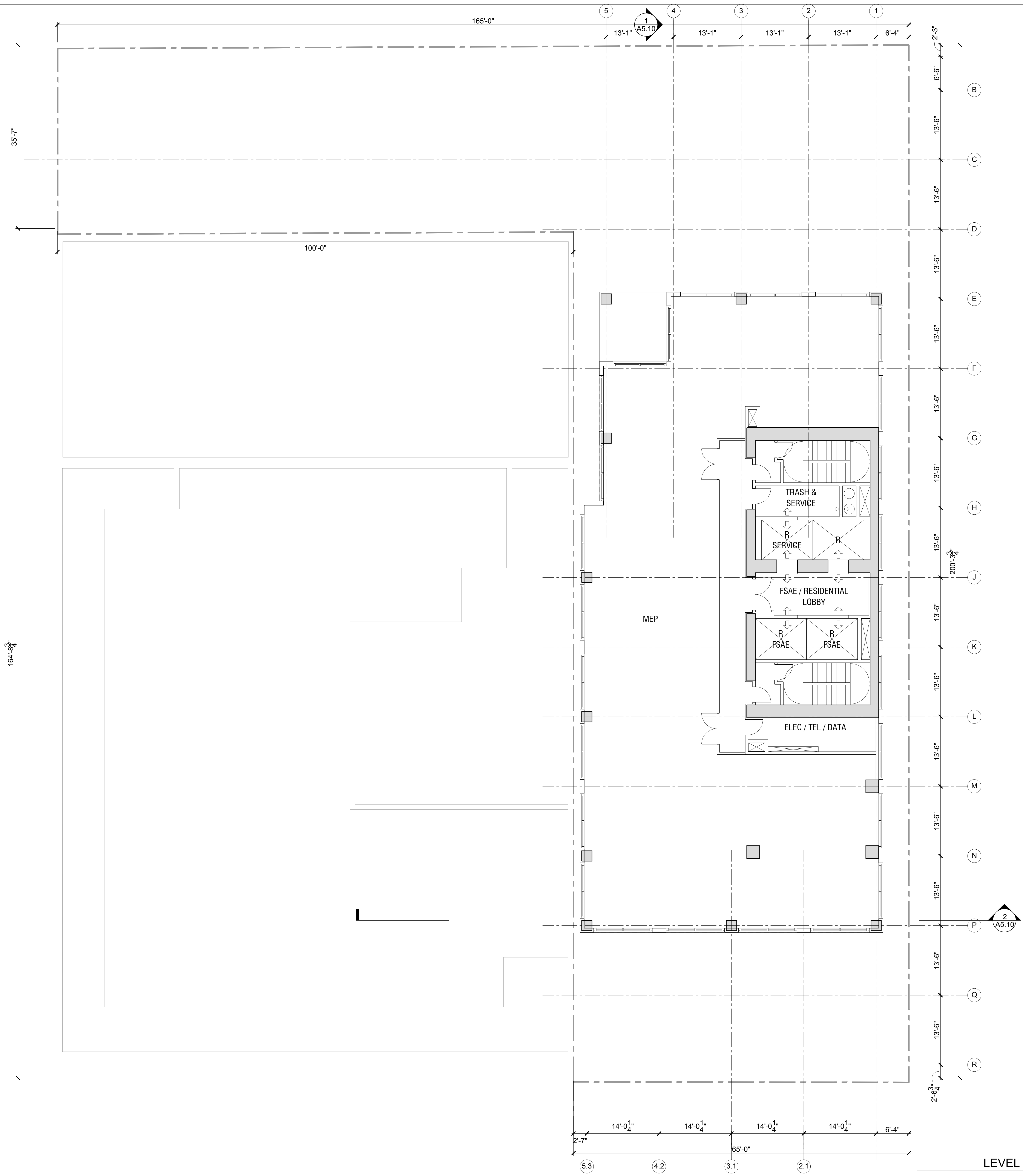
Scale:

A2.51A

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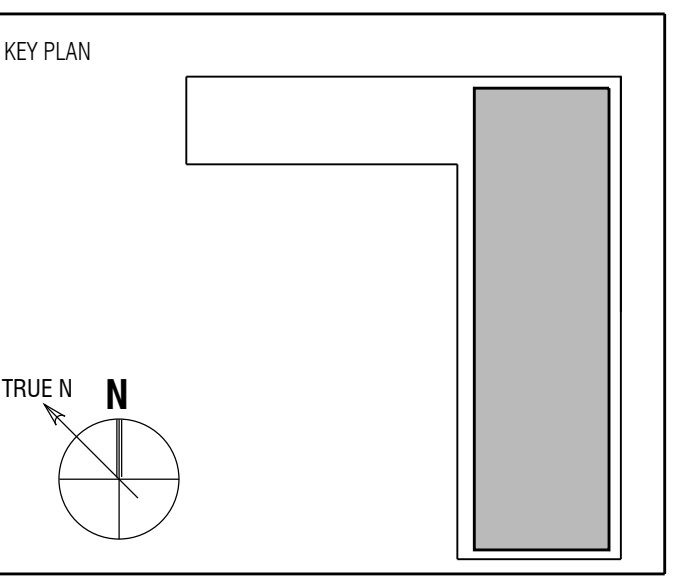


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Sheet Title:

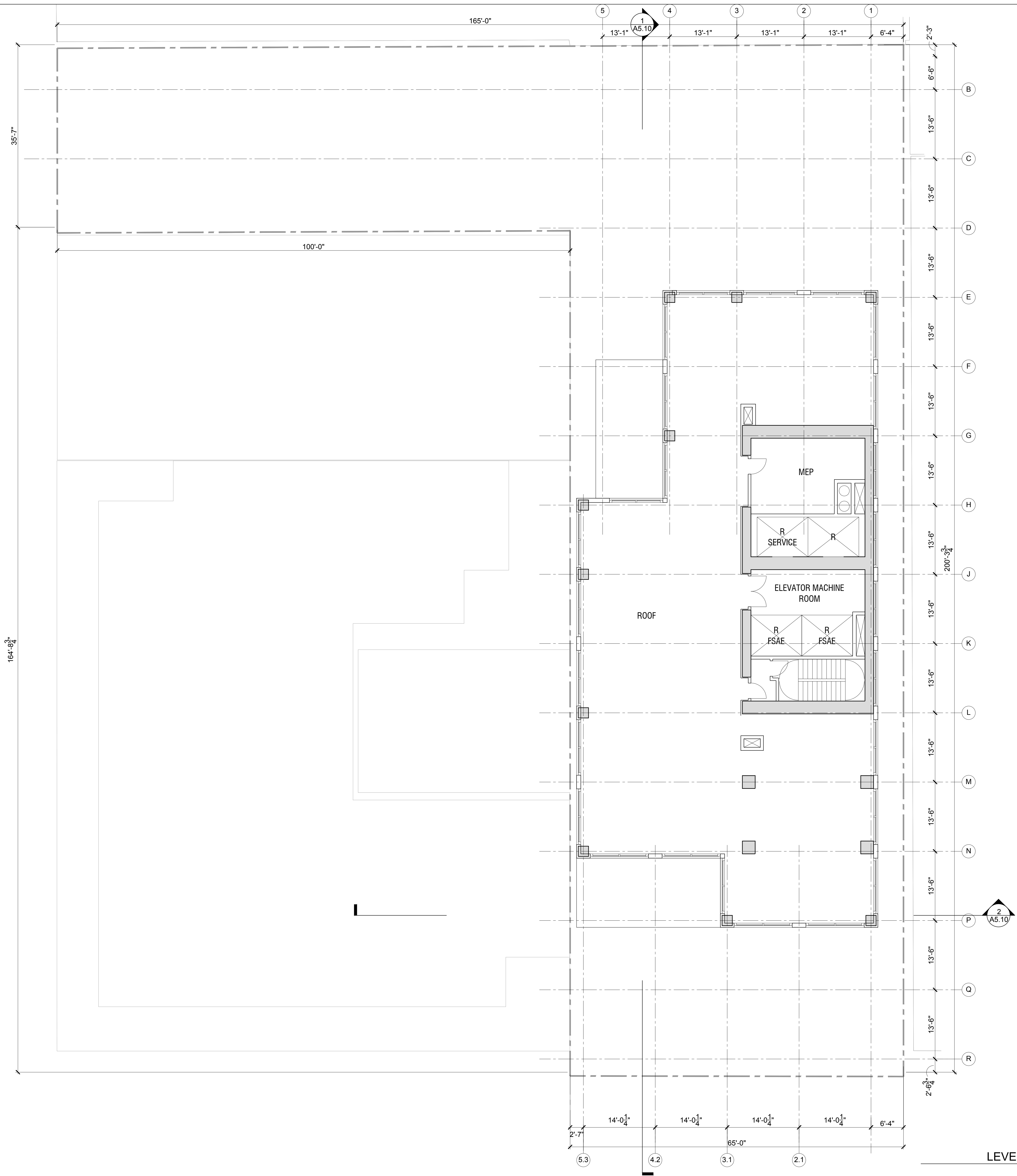
**LEVEL 52
 MECHANICAL**

Scale:

LEVEL 52 - MECHANICAL ①
 SCALE: 1/8" = 1'-0"

A2.52A
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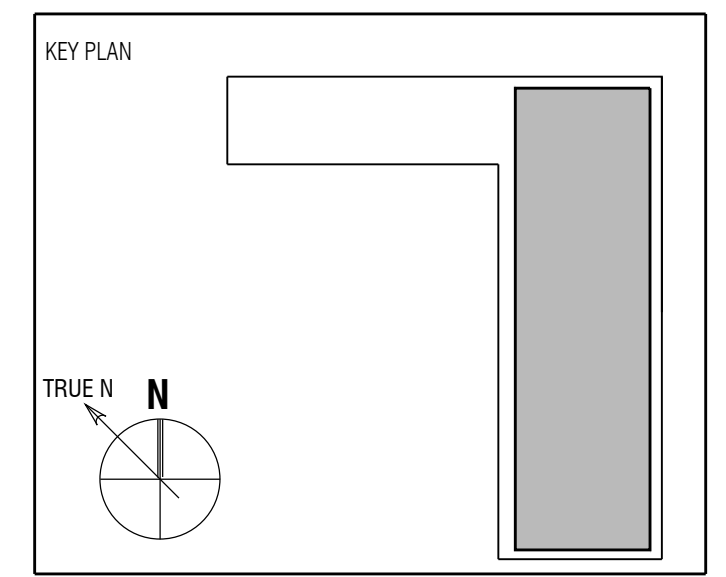
LEVEL 53 - ROOF PLAN
SCALE: 1/8" = 1'-0" 1

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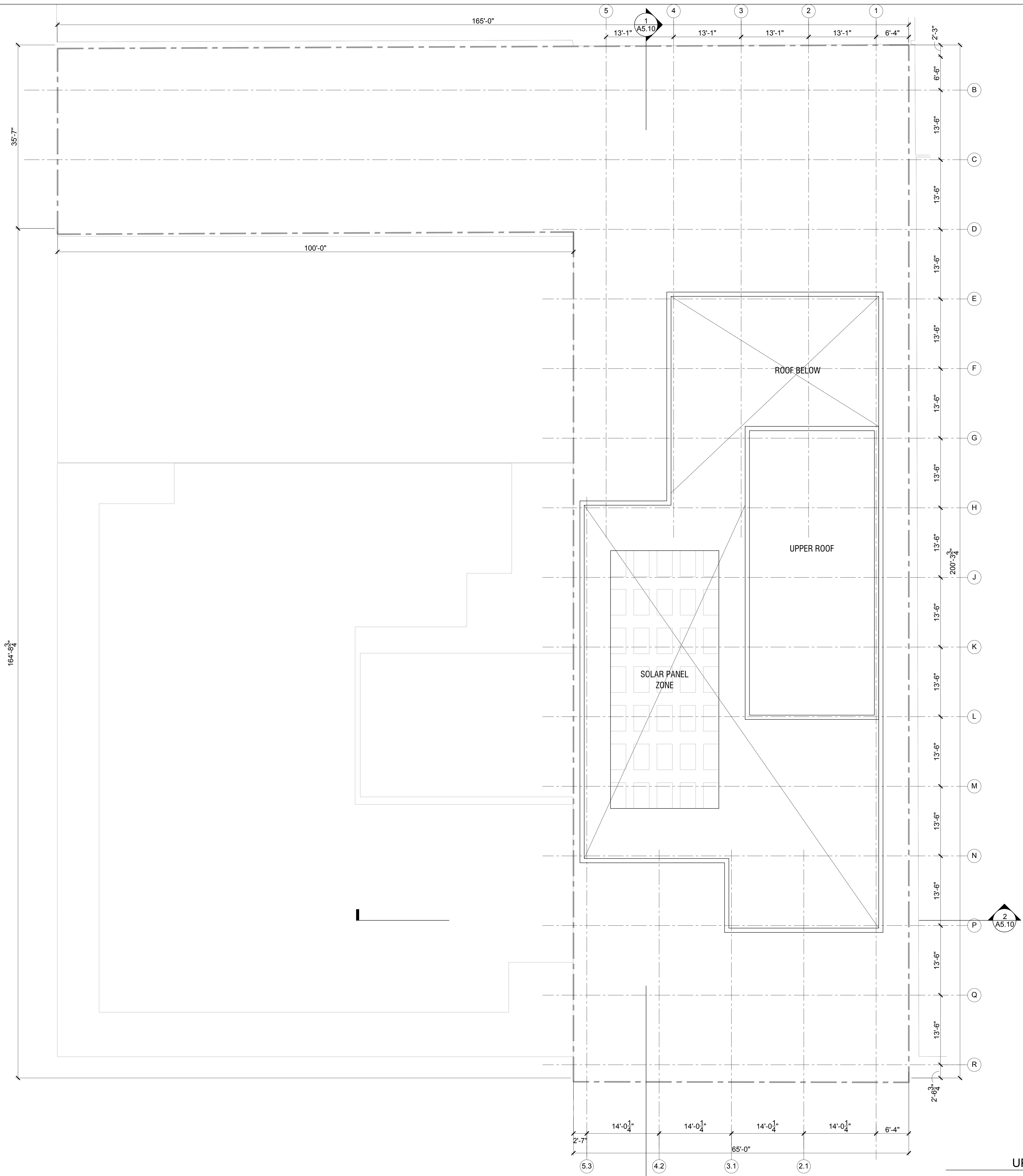
Sheet Title:

**LEVEL 53
ROOF PLAN**

Scale:

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A2.53A
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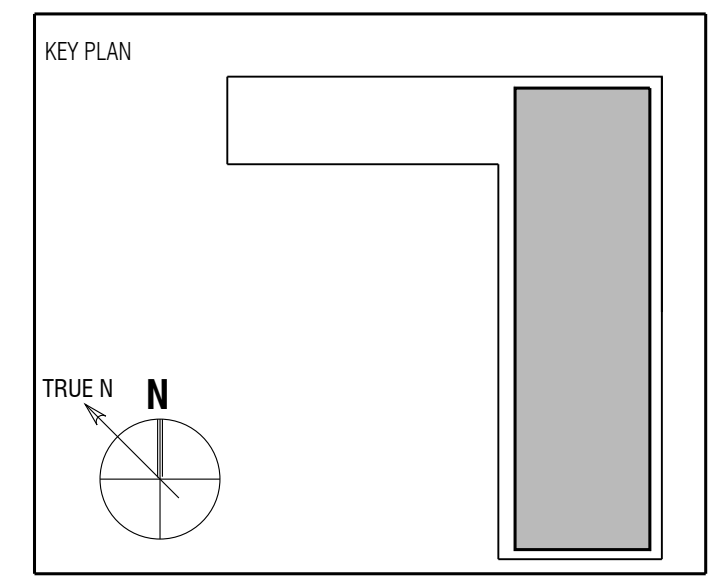
UPPER ROOF PLAN 1
SCALE: 1/8" = 1'-0"

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Sheet Title:
UPPER ROOF PLAN

Scale:

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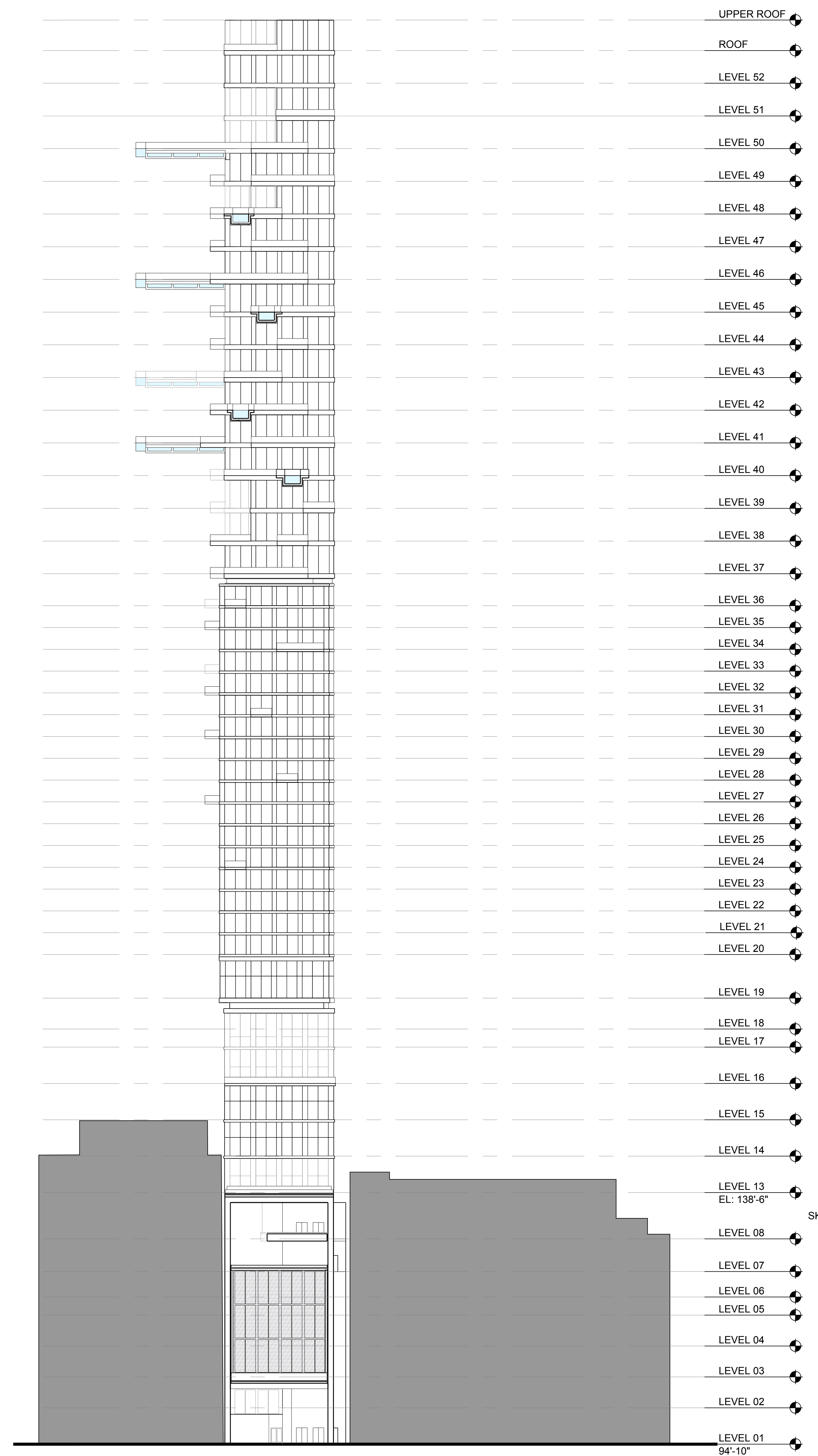
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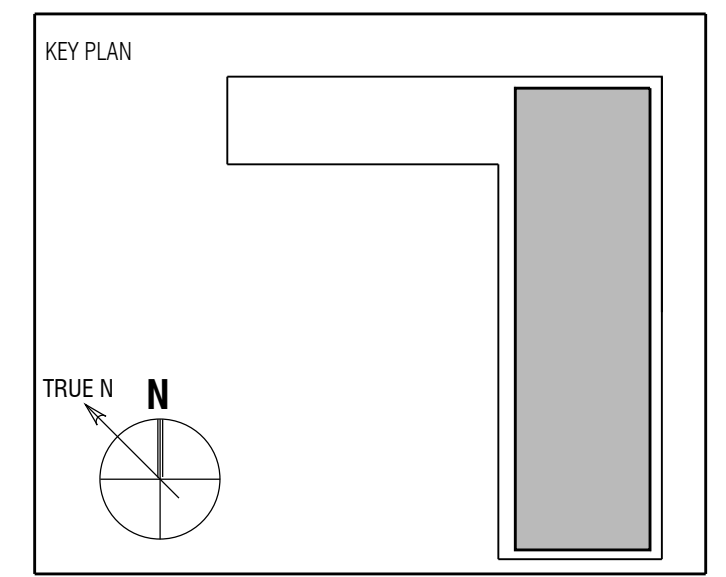
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- UPPER ROOF
- ROOF
- LEVEL 52
- LEVEL 51
- LEVEL 50
- LEVEL 49
- LEVEL 48
- LEVEL 47
- LEVEL 46
- LEVEL 45
- LEVEL 44
- LEVEL 43
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- LEVEL 24
- LEVEL 23
- LEVEL 22
- LEVEL 21
- LEVEL 20
- LEVEL 19
- LEVEL 18
- LEVEL 17
- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
EL: 138'-6"
- SKIPPED L09-12
- LEVEL 08
- LEVEL 07
- LEVEL 06
- LEVEL 05
- LEVEL 04
- LEVEL 03
- LEVEL 02
- LEVEL 01
94'-10"



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09/19/2018	09/19/2018	PLANNING DEPARTMENT MEETING
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07/29/2019	07/29/2019	PLANNING UPDATE

Full Size Print: 30" x 42"

Sheet Title:
BUILDING ELEVATION SOUTH

Scale:

SOUTH BUILDING ELEVATION 1
 SCALE: 1/32"= 1'-0"

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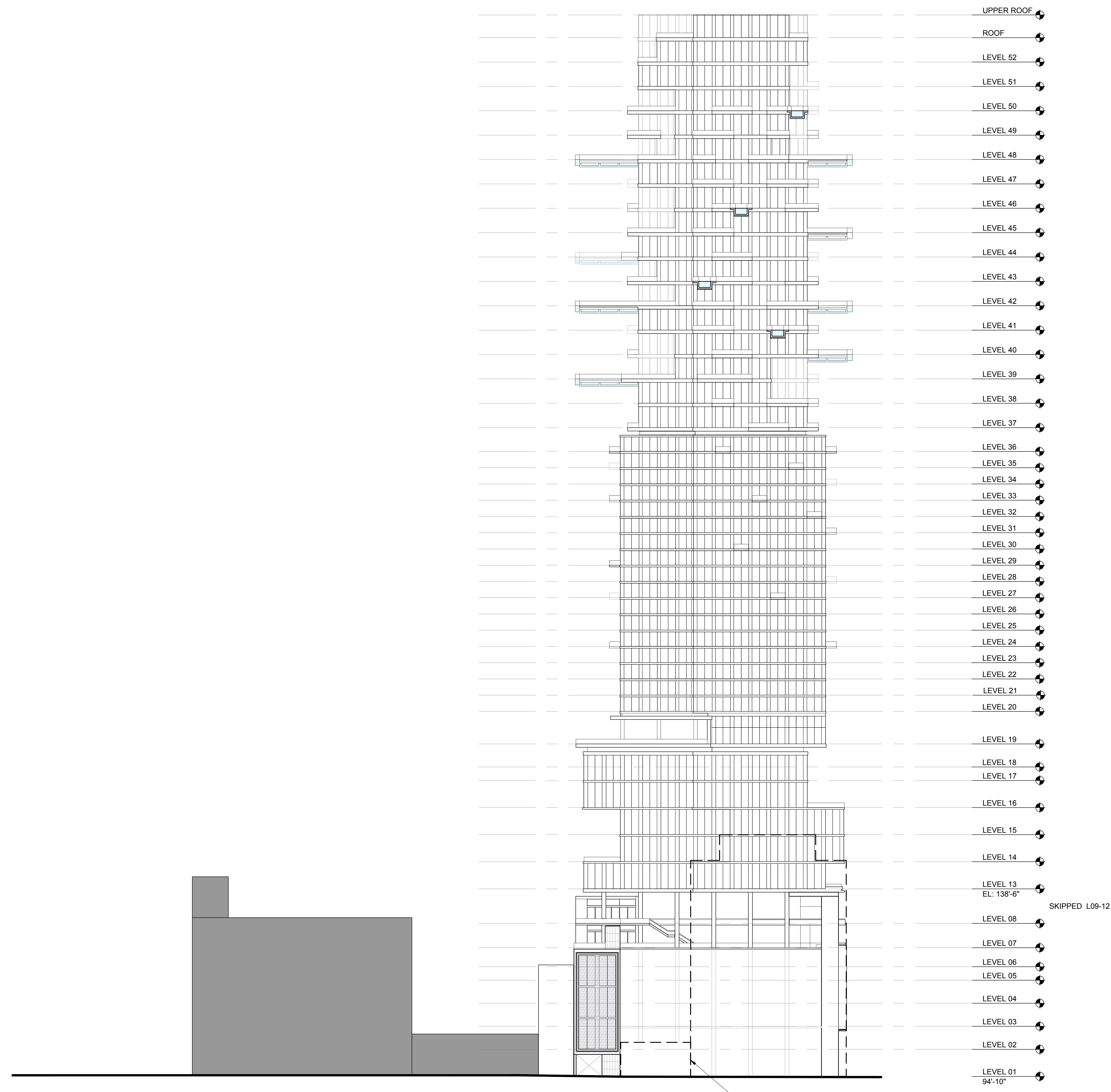
5TH & HILL
 W 5TH STREET,
 LOS ANGELES CA 90013

Owner:
JMF DEVELOPMENT LLC

448 S. Hill Street, Suite 608, Los Angeles, CA 90013
 TEL: 213.622.2929 Ext. 401 | FAX: (213) 622-0092

Architect: **ARQUITECTONICA**
 818 WEST 7TH STREET, SUITE 800
 LOS ANGELES, CA 90017
 TEL: 213.995.7800
 FAX: 213.995.7808

Landscape Architect: **MAS LANDSCAPE ARCHITECTURE**
 507 30TH STREET
 NEWPORT BEACH, CA 92663
 TEL: 949.675.9964

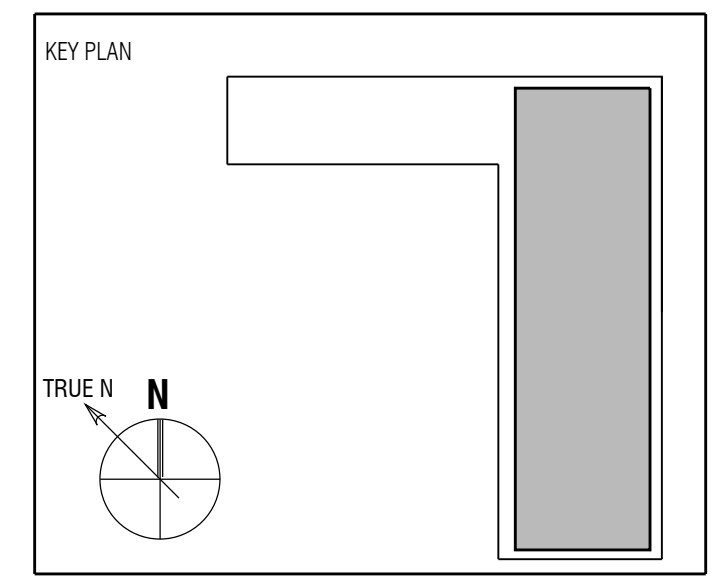


- UPPER ROOF
- ROOF
- LEVEL 52
- LEVEL 51
- LEVEL 50
- LEVEL 49
- LEVEL 48
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- LEVEL 46
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- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
EL: 138'-6"
- LEVEL 08
- LEVEL 07
- LEVEL 06
- LEVEL 05
- LEVEL 04
- LEVEL 03
- LEVEL 02
- LEVEL 01
94'-10"

SKIPPED L09-12

—LINE OF ADJACENT
 BUILDING IN FRONT

WEST BUILDING ELEVATION 1
 SCALE: 1/32"= 1'-0"



Seal / Signature:

Project No.: 3458

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Sheet Title:
**BUILDING ELEVATION
 WEST**

Scale:

NOT FOR CONSTRUCTION

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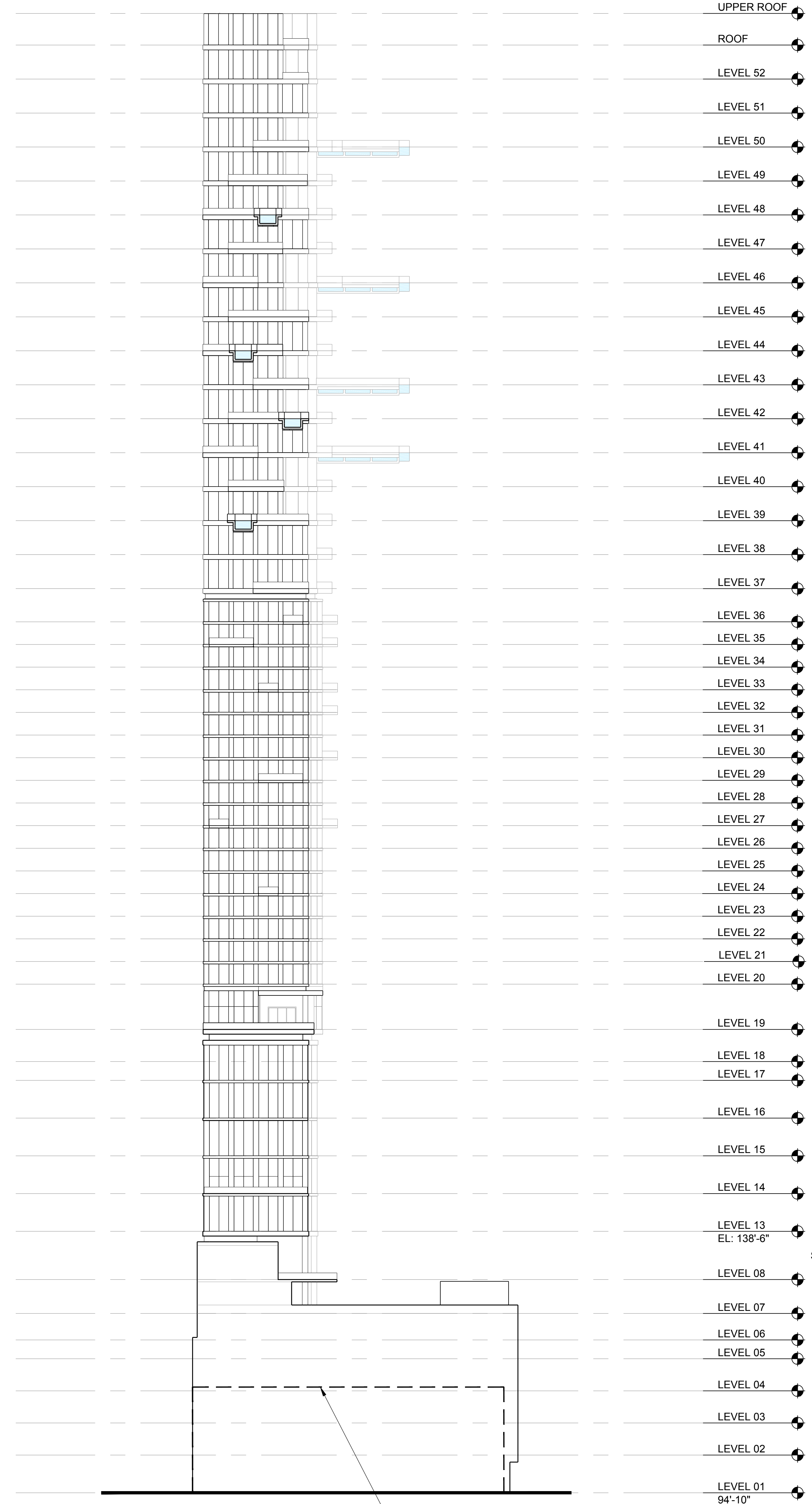
5TH & HILL
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 LOS ANGELES CA 90013

Owner:
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448 S. Hill Street, Suite 608, Los Angeles, CA 90013
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 TEL: 213.955.7800
 FAX: 213.955.7808

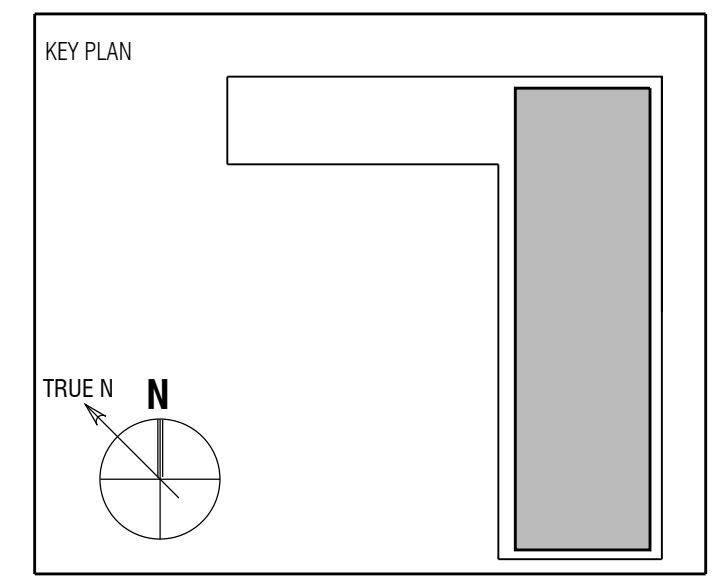
Landscape Architect: MAS LANDSCAPE ARCHITECTURE
 507 30TH STREET
 NEWPORT BEACH, CA 92663
 TEL: 949.675.9964



- UPPER ROOF
- ROOF
- LEVEL 52
- LEVEL 51
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- LEVEL 20
- LEVEL 19
- LEVEL 18
- LEVEL 17
- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
EL: 138'-6"
- LEVEL 08 SKIPPED L09-12
- LEVEL 07
- LEVEL 06
- LEVEL 05
- LEVEL 04
- LEVEL 03
- LEVEL 02
- LEVEL 01
94'-10"

LINE OF ADJACENT BUILDING IN FRONT

NORTH BUILDING ELEVATION 1
 SCALE: 1/32"= 1'-0"



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12/21/2017		UPDATED FOR SET
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Sheet Title:
BUILDING ELEVATION NORTH

Scale:

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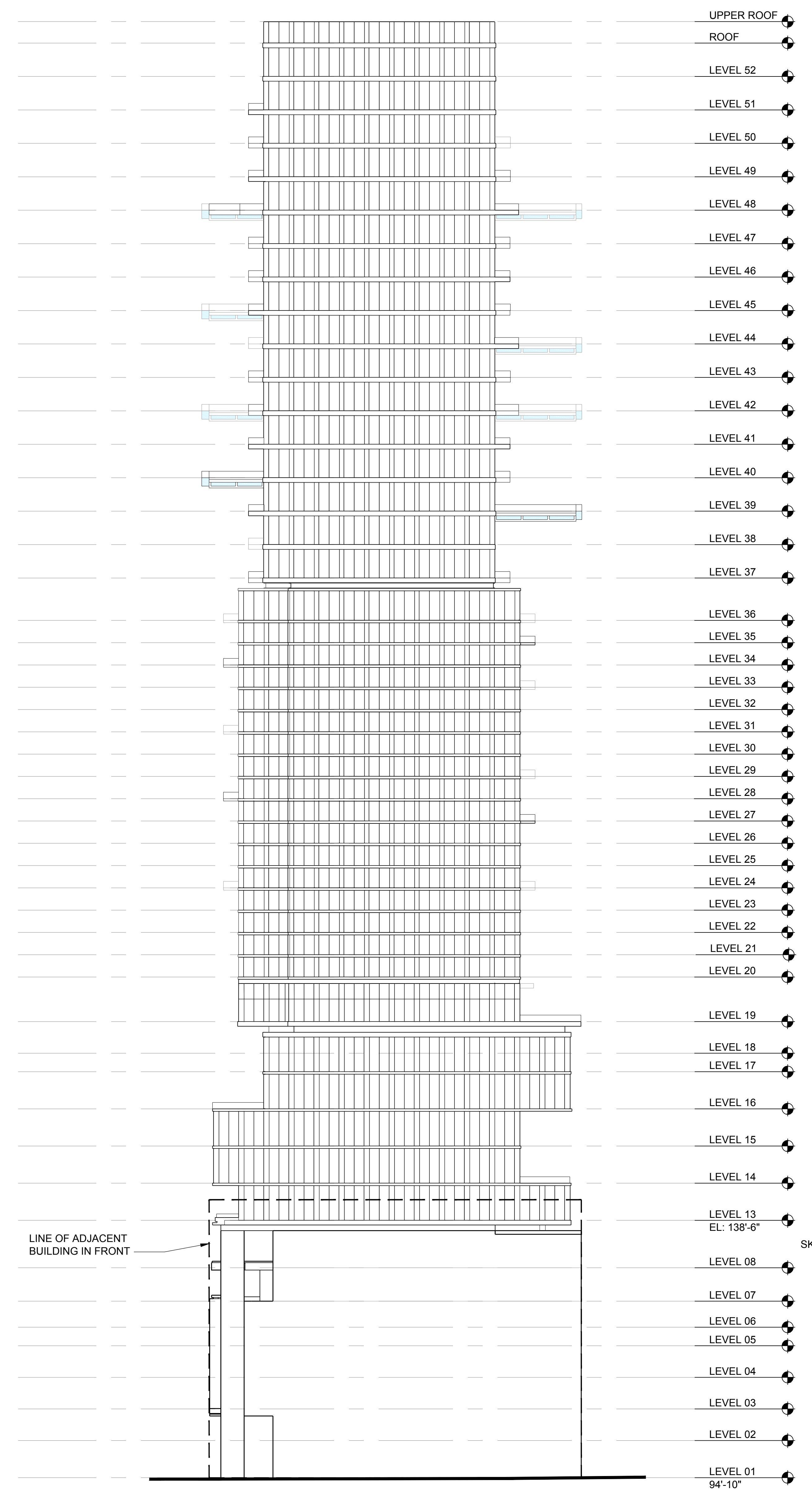
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Owner:
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 TEL: 949.675.9964

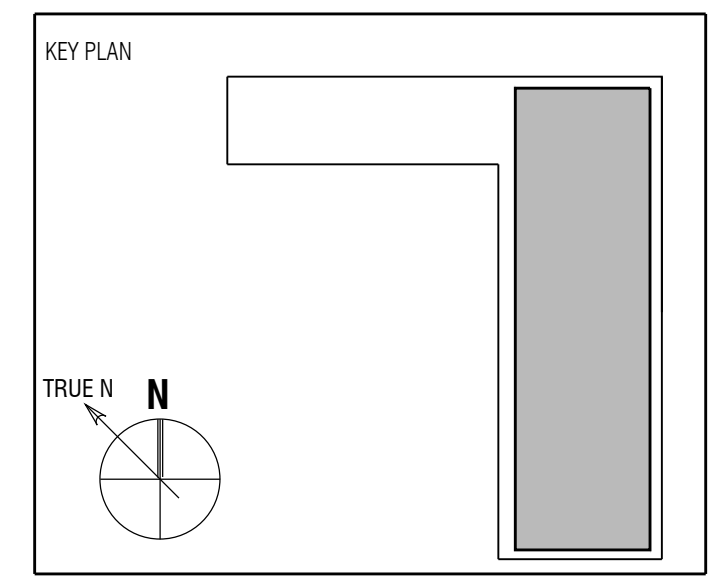


LINE OF ADJACENT
 BUILDING IN FRONT

SKIPPED L09-12

- UPPER ROOF
- ROOF
- LEVEL 52
- LEVEL 51
- LEVEL 50
- LEVEL 49
- LEVEL 48
- LEVEL 47
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- LEVEL 06
- LEVEL 05
- LEVEL 04
- LEVEL 03
- LEVEL 02
- LEVEL 01
94'-10"

EAST BUILDING ELEVATION 1
 SCALE: 1/32"= 1'-0"



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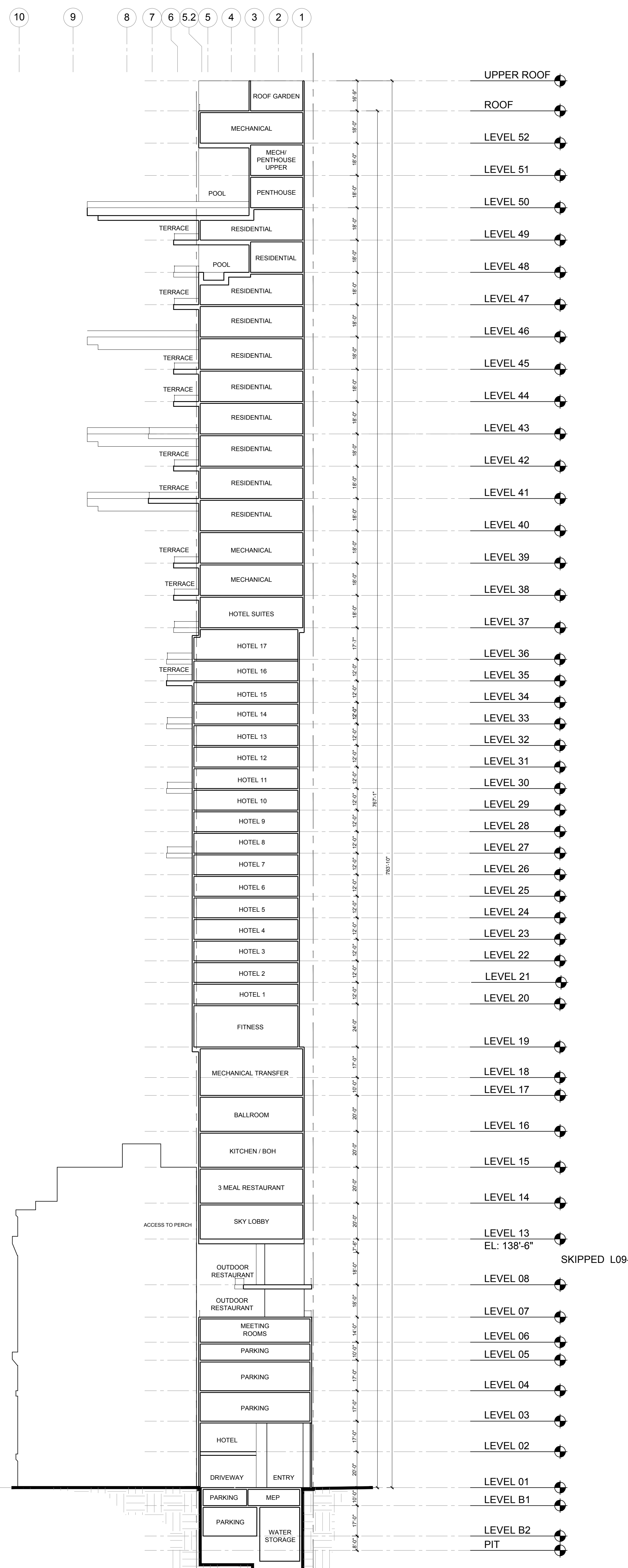
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 EAST**

Scale:

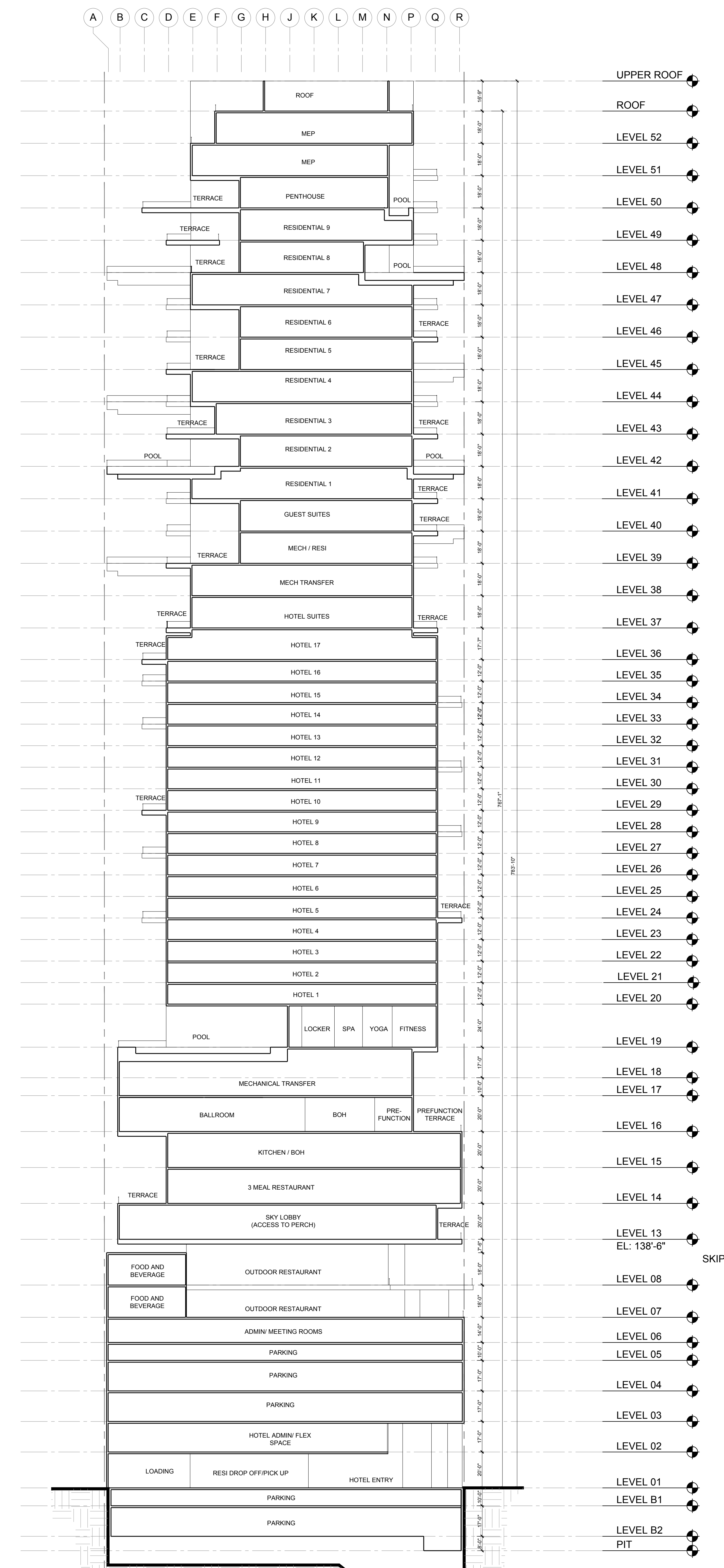
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OPTION A - BUILDING SECTION B 2
SCALE: 1/8" = 1'-0"



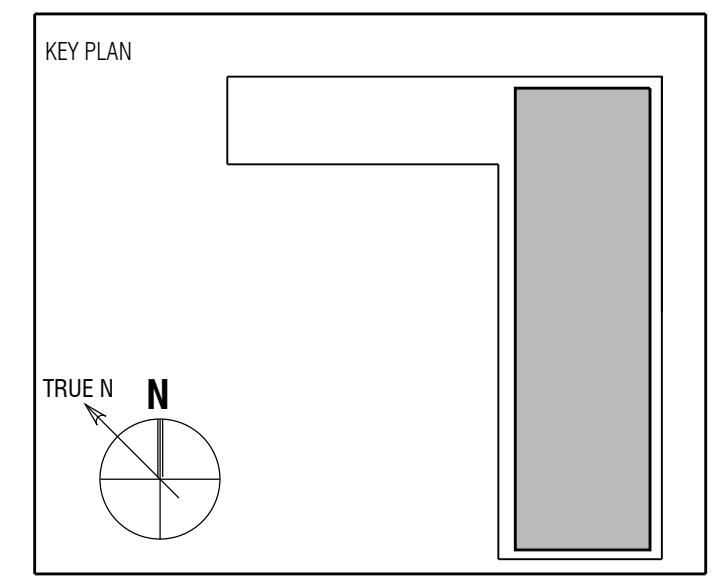
BUILDING SECTION A 1
SCALE: 1/8" = 1'-0"

5TH & HILL
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LOS ANGELES CA 90013

Owner:
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Landscape Architect:
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TEL: 949.675.9064



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Sheet Title:
BUILDING SECTIONS

Scale:

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EXISTING TREE TO REMAIN

HILL STREET



GARAGE

- enhanced paving
- pottery with clipped hedge

HOTEL DROP OFF

- contrasting pedestrian paving
- pottery

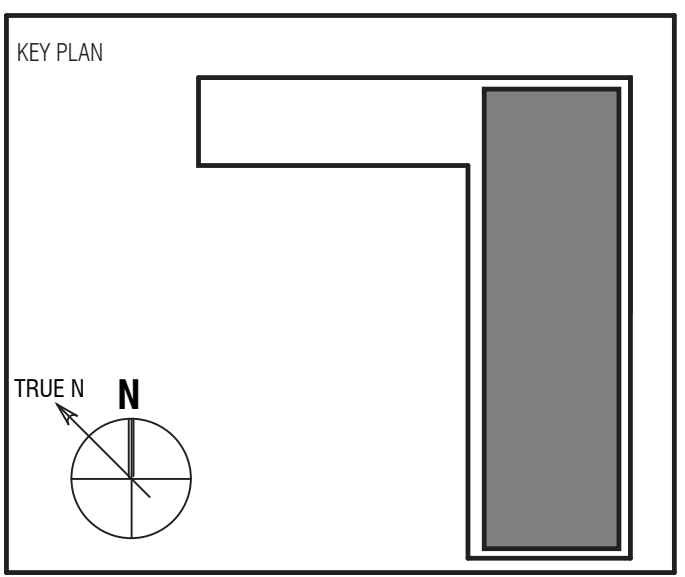
5TH STREET



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 W 5TH STREET,
 LOS ANGELES CA 90013
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Civil Engineer: FIRM NAME
MJS LANDSCAPE
 STREET ADDRESS:
 TEL: XXX.XXX.XXXX
 FAX: XXX.XXX.XXXX



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 Project No.: 3458

RevNo.	Date	Description
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07/29/2019		PLANNING UPDATE

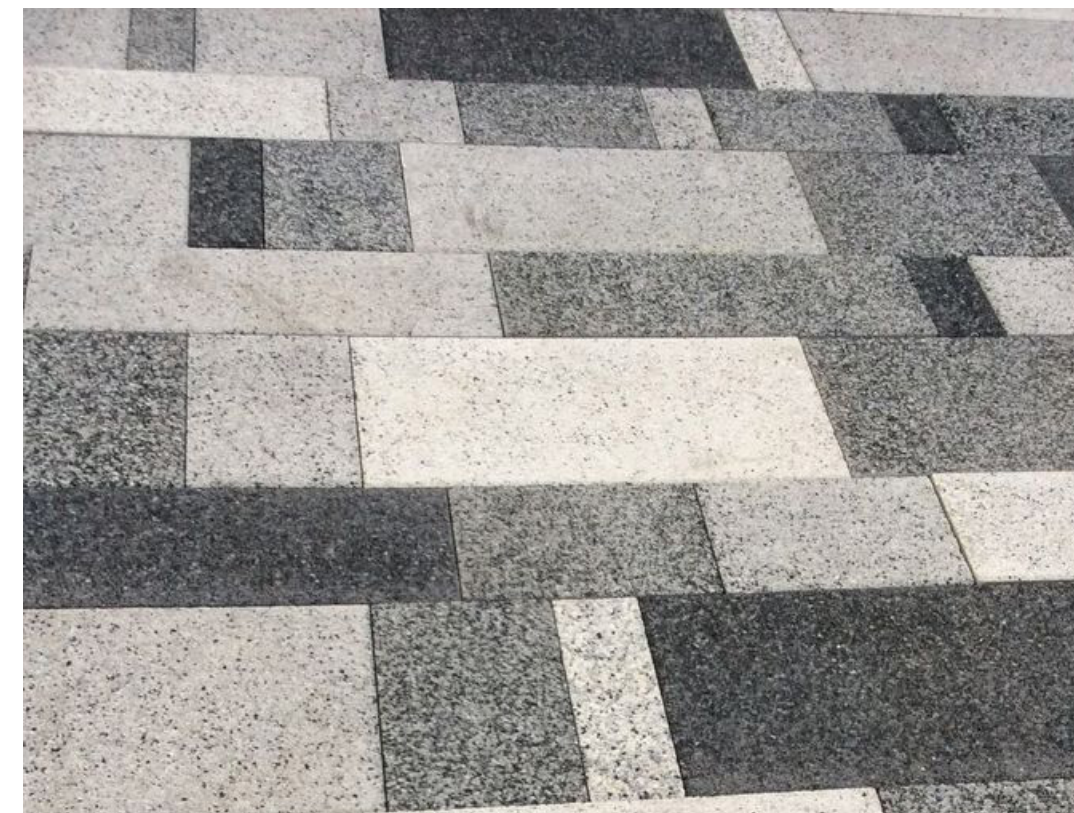
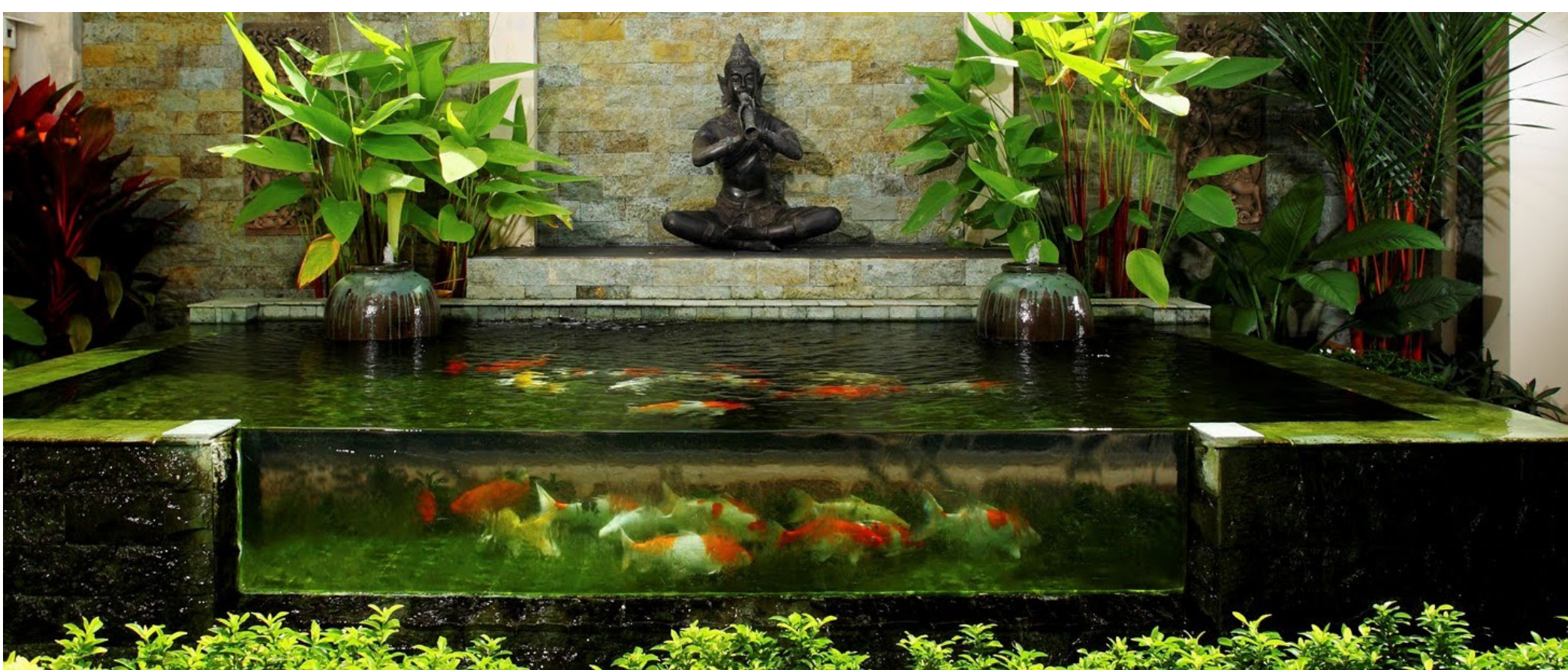
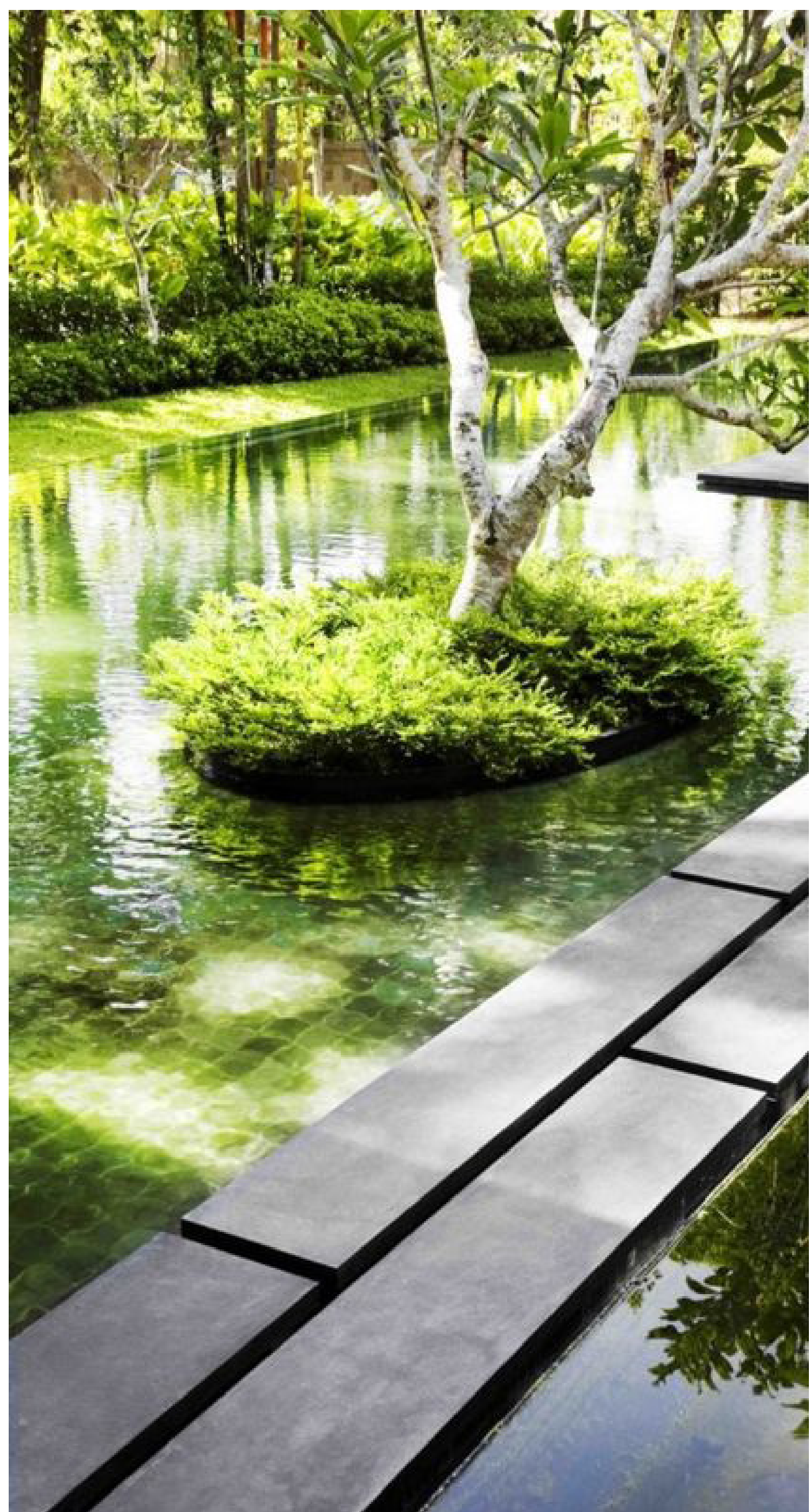
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Sheet Title:
**LEVEL 1
 CONCEPTUAL
 LANDSCAPE PLAN**

Scale:
L.01
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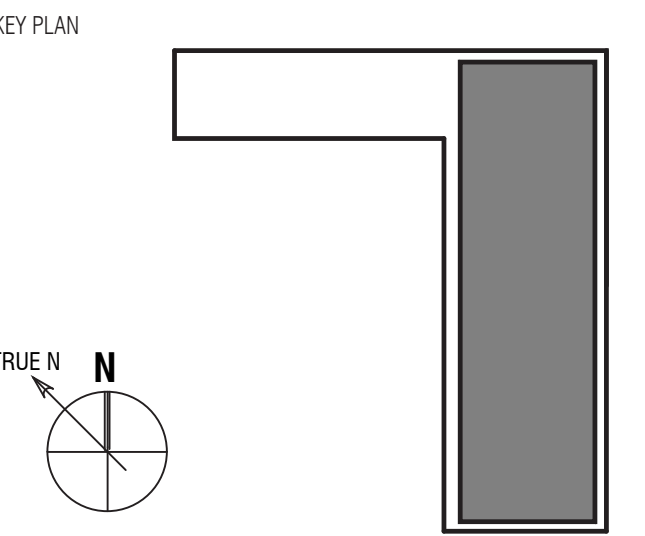


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 LOS ANGELES CA 90013

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JMF DEVELOPMENT LLC

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Civil Engineer:
MJS LANDSCAPE
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 TEL. XXX.XXX.XXXX
 FAX. XXX.XXX.XXXX



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 Project No.: 3458

RevNo.	Date	Description
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07/29/2019		PLANNING UPDATE

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LIFESTYLE IMAGERY

Scale:

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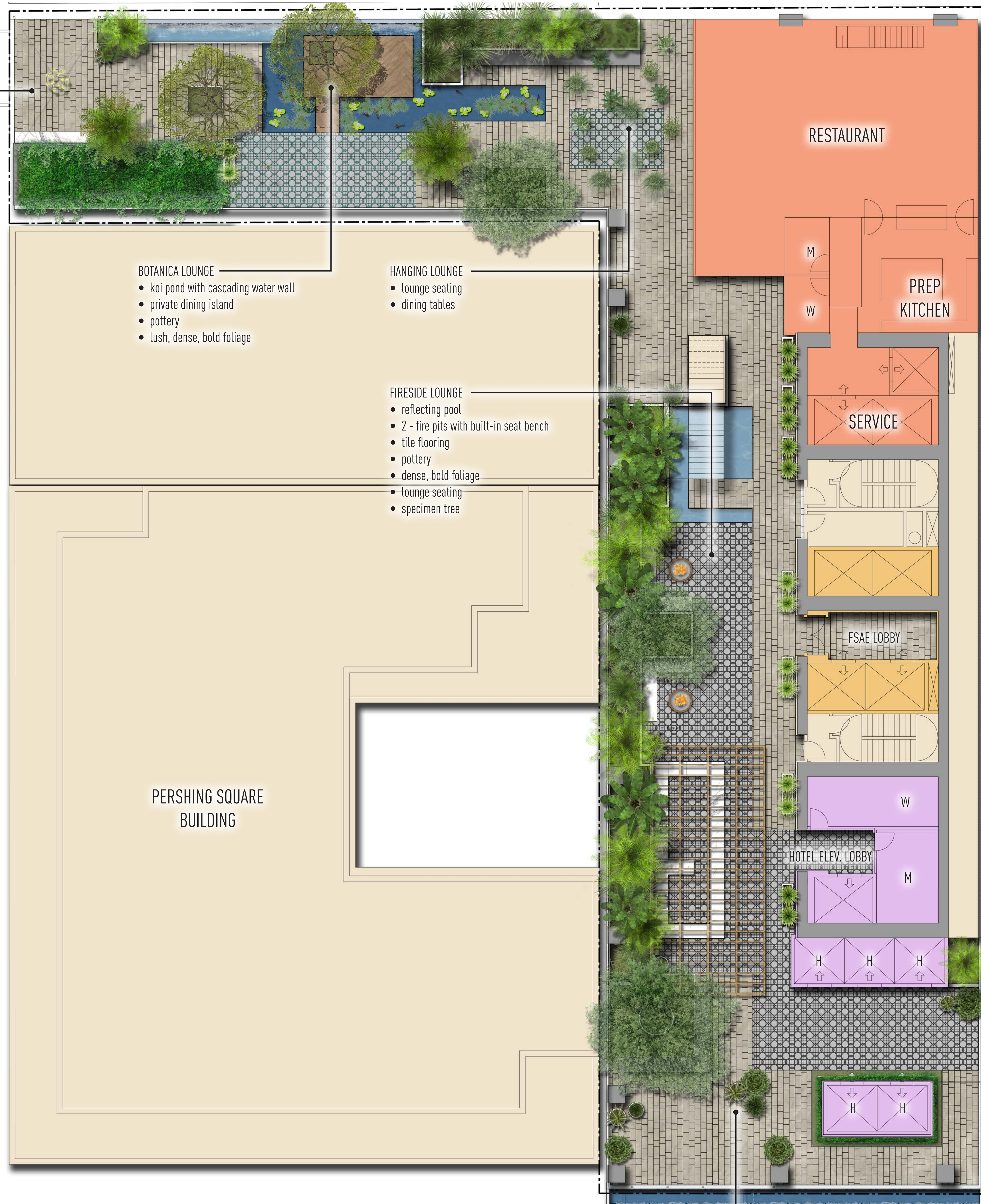
L.02

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- VIEW TERRACE
- fireplace
 - outdoor chandelier
 - pottery

HILL STREET



- BOTANICA LOUNGE
- koi pond with cascading water wall
 - private dining island
 - pottery
 - lush, dense, bold foliage

- HANGING LOUNGE
- lounge seating
 - dining tables

- FIRESIDE LOUNGE
- reflecting pool
 - 2 - fire pits with built-in seat bench
 - tile flooring
 - pottery
 - dense, bold foliage
 - lounge seating
 - specimen tree

PERSHING SQUARE BUILDING

RESTAURANT

PREP KITCHEN

SERVICE

FSAE LOBBY

HOTEL ELEV. LOBBY

- OUTDOOR DINING & BAR(S)
- entry foyer with tile
 - lounge seating
 - pottery with lush planting
 - dining tables with built-in seat bench
 - specimen tree

5TH STREET

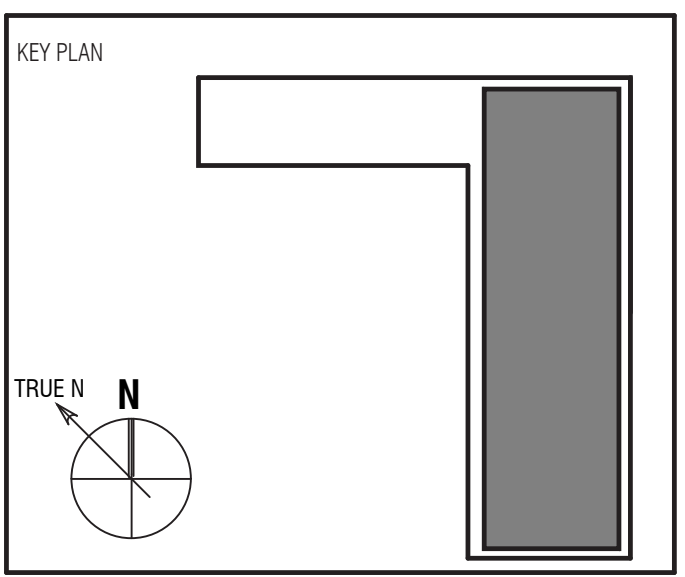
5TH & HILL
 W 5TH STREET,
 LOS ANGELES CA 90013

Owner:
 JMF DEVELOPMENT LLC

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 TEL: 213.622.2929 Ext. 401 | FAX: (213) 622-0092

Architect: **ARQUITECTONICA**
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 FAX: 213.895.7808

Civil Engineer: **MJS LANDSCAPE**
 FIRM NAME: STREET ADDRESS:
 TEL: XXX.XXX.XXXX
 FAX: XXX.XXX.XXXX



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 Project No.: 3458

RevNo.	Date	Description
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Sheet Title:
**LEVEL 7
 CONCEPTUAL
 LANDSCAPE PLAN**

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L.03

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HILL STREET

5TH STREET

GREEN ROOF
 • at service elevator stairs

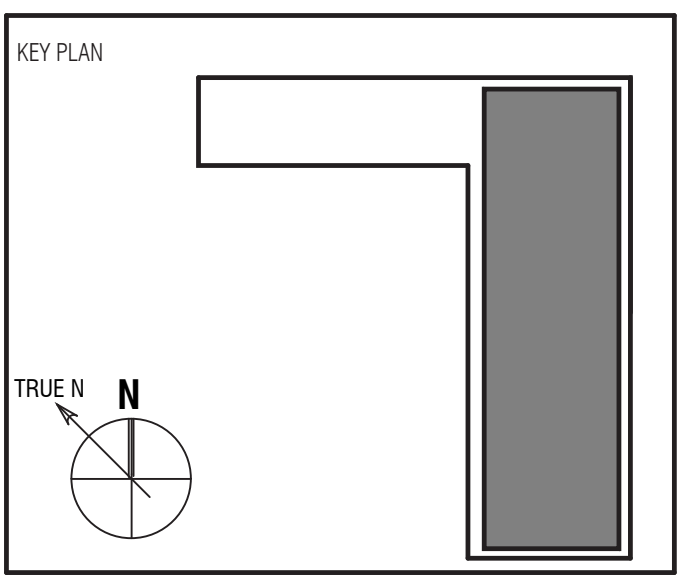
OUTDOOR DINING & BAR(S)
 • dining tables
 • enhanced paving
 • pottery with patio trees

CITY VIEW TERRACE
 • entry foyer with tile
 • hanging chandelier
 • enhanced paving
 • lounge seating
 • pottery with patio trees

5TH & HILL
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Civil Engineer: FIRM NAME
MJS LANDSCAPE
 STREET ADDRESS:
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Sheet Title:
**LEVEL 8
 CONCEPTUAL
 LANDSCAPE PLAN**
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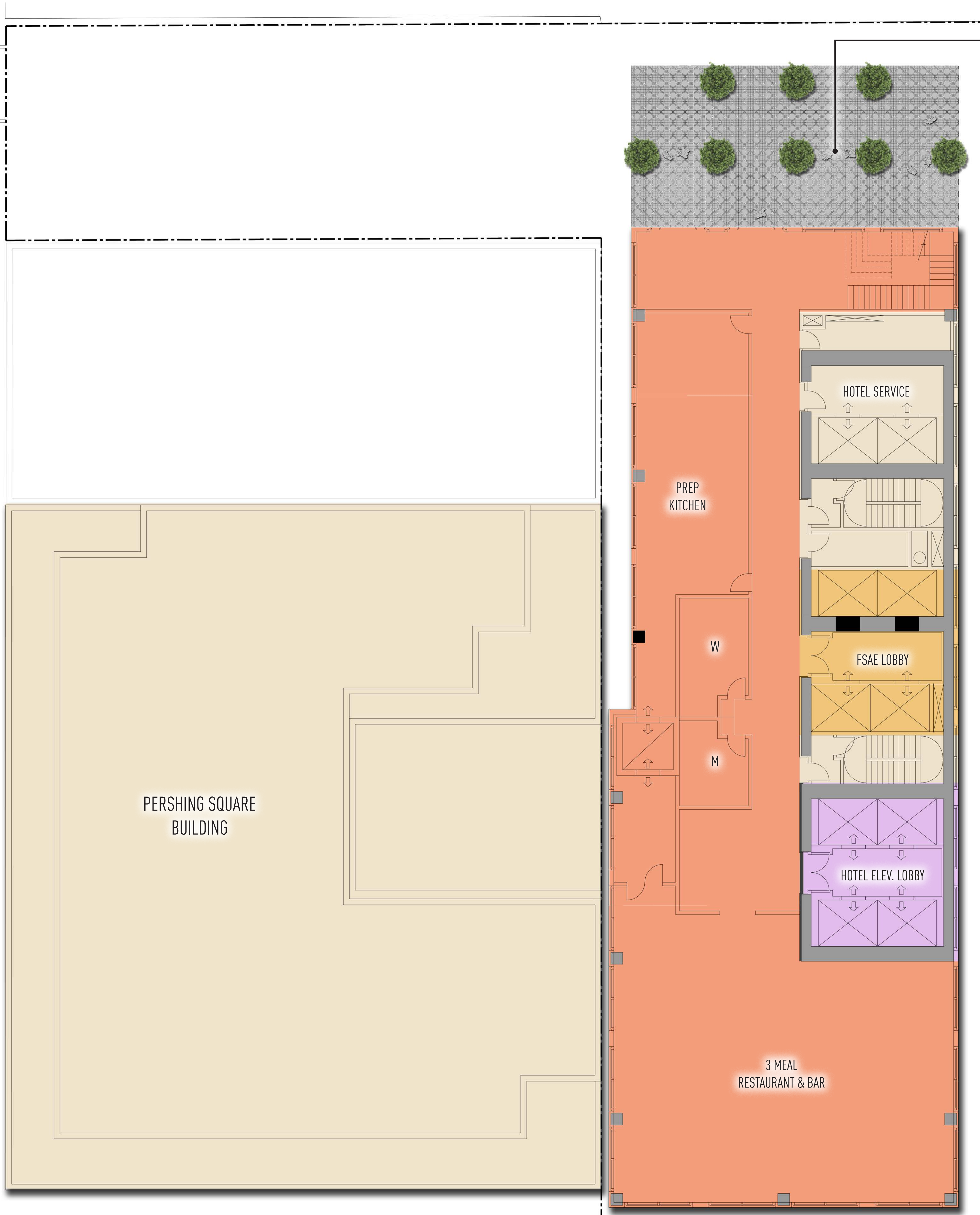
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HILL STREET



- OUTDOOR DINING & BAR(S)
- enhanced paving
 - pottery
 - outdoor seating

PERSHING SQUARE BUILDING

5TH STREET

5TH & HILL

W 5TH STREET,
LOS ANGELES CA 90013

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Architect:

ARQUITECTONICA

818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL: 213.895.7800
FAX: 213.895.7808

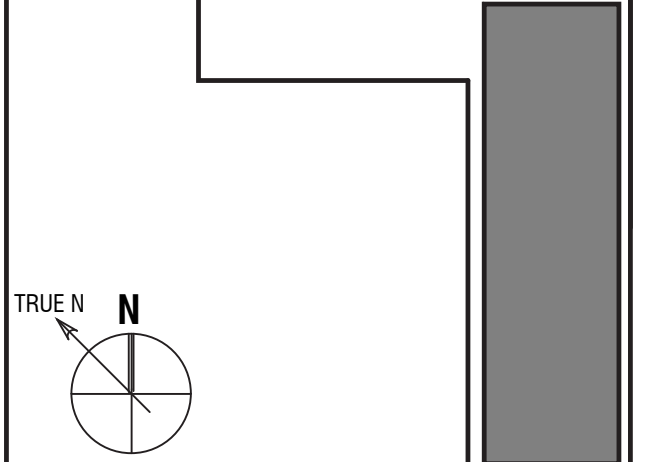
Civil Engineer:

FIRM NAME



STREET ADDRESS,
TEL: XXX.XXX.XXXX
FAX: XXX.XXX.XXXX

KEY PLAN



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DATE: JULY 29, 2019

Project No.: 3458

RevNo.	Date	Description
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Sheet Title:

**LEVEL 14
CONCEPTUAL
LANDSCAPE PLAN**

Scale:

L.06

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HILL STREET

PERSHING SQUARE BUILDING

BALLROOM

HOTEL SERVICE

FSAE LOBBY

HOTEL ELEV. LOBBY

PREFUNCTION

M

W

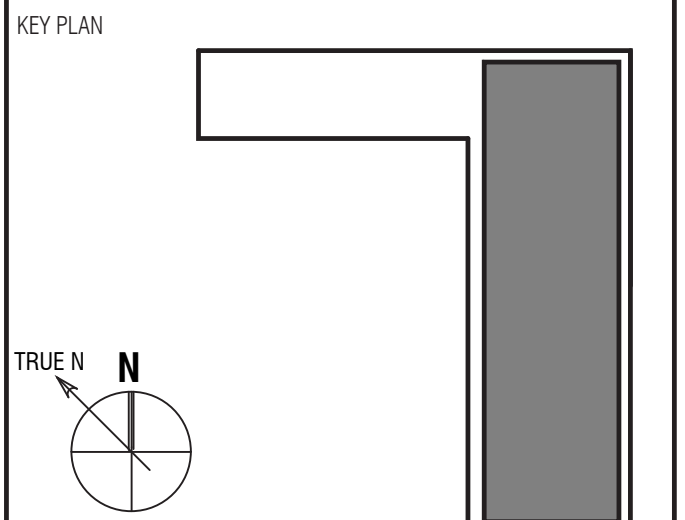
- EVENT PATIO
- flex space
 - cocktail tables
 - lounge furniture

5TH STREET

5TH & HILL
 W 5TH STREET,
 LOS ANGELES CA 90013
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 Los Angeles, CA 90017
 TEL: 213.895.7800
 FAX: 213.895.7808

Civil Engineer: FIRM NAME
MJS LANDSCAPE
 STREET ADDRESS:
 TEL: XXX.XXX.XXXX
 FAX: XXX.XXX.XXXX



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**LEVEL 16
 CONCEPTUAL
 LANDSCAPE PLAN**
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L.07

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LAP POOL (16'-4" x 75'-0")
 • movable furniture
 • pottery

SPA (12'-0" x 12'-0")
 • massage cabana
 • pottery

HILL STREET

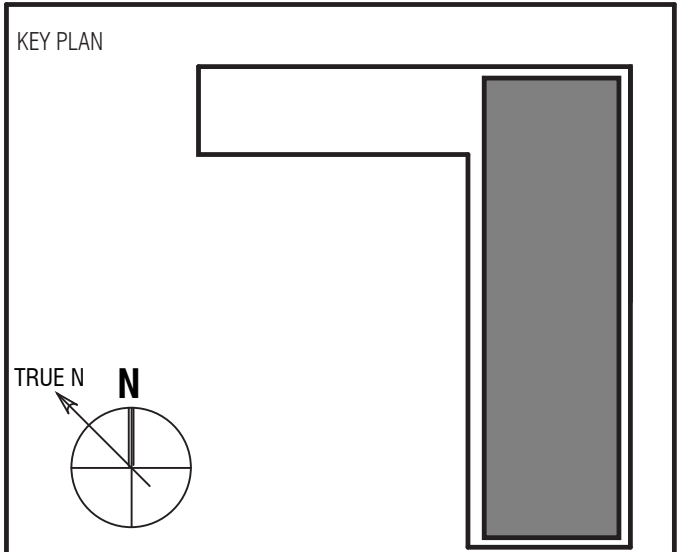
PERSHING SQUARE BUILDING

5TH STREET

5TH & HILL
 W 5TH STREET,
 LOS ANGELES CA 90013
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 Los Angeles, CA 90017
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 FAX: 213.895.7808

Civil Engineer: FIRM NAME
MJS LANDSCAPE
 STREET ADDRESS:
 TEL: XXX.XXX.XXXX
 FAX: XXX.XXX.XXXX



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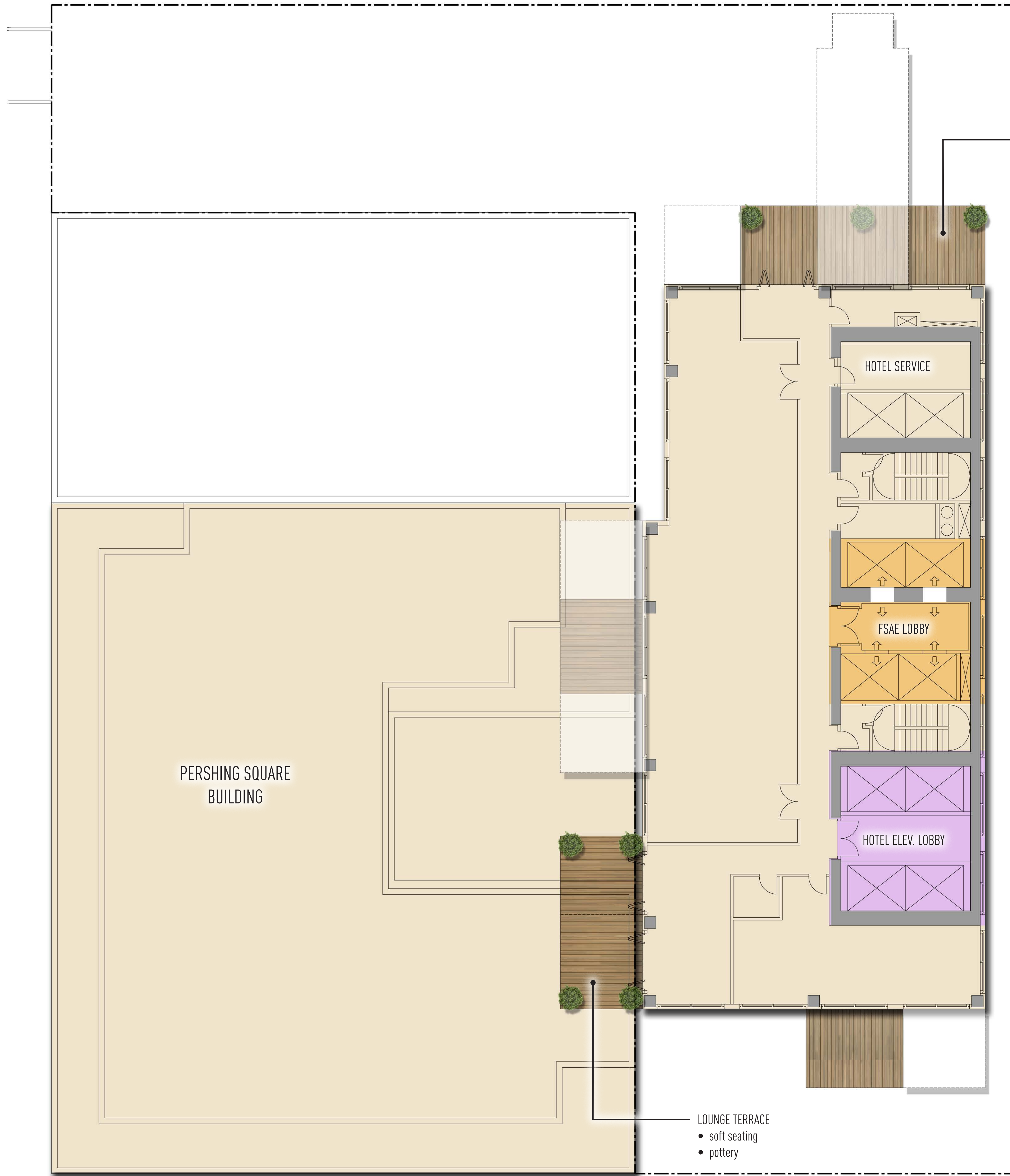
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**LEVEL 19
 CONCEPTUAL
 LANDSCAPE PLAN**
 Scale:

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LOUNGE TERRACE
 • soft seating
 • pottery

LOUNGE TERRACE
 • soft seating
 • pottery

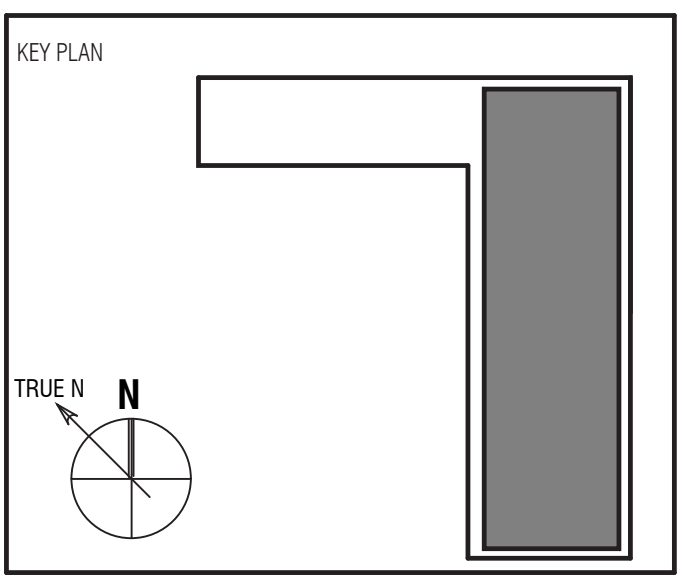
HILL STREET

5TH STREET

5TH & HILL
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 LOS ANGELES CA 90013
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Civil Engineer: FIRM NAME
MJS LANDSCAPE
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 TEL: XXX.XXX.XXXX
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**LEVEL 38
 CONCEPTUAL
 LANDSCAPE PLAN**
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L.09

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Landscape Open Space Req.

PER LA CITY ZONING CODE, SECTION 12.21G

REQUIRED OPEN SPACE:	UNITS	REQUIRED:
UNIT WITH LESS THAN 3 HABITABLE ROOMS	0 x 100 SF	= 0 S.F.
UNIT WITH 3 HABITABLE ROOMS	9 x 125 SF	= 1,125 S.F.
UNIT WITH 4 OR MORE HABITABLE ROOMS	22 x 175 SF	= 3,850 S.F.
	TOTAL:	4,975 S.F.
PROVIDED OPEN SPACE:		PROVIDED:
EXTERIOR COMMON SPACE		= 5,130 S.F.
INDOOR COMMON SPACE (MAX. 35%)		= 1,741 S.F.
PRIVATE OPEN SPACE (MAX. 50 SQ. FT. PER UNIT)	31 x 50 SF	= 1,550 S.F.
	TOTAL COMMON OPEN SPACE PROVIDED =	8,421 S.F.

COMMON LANDSCAPE AREA PROVIDED:	REQUIRED (25% of 4,975 S.F.):	1,244 S.F.
LEVEL 7		= 1,496 S.F.
LEVEL 8		= 36 S.F.
LEVEL 19		= 79 S.F.
LEVEL 38		= 35 S.F.
	TOTAL COMMON LANDSCAPE PROVIDED =	1,646 S.F.

TREE QUANTITY REQUIREMENTS - MINIMUM 24" BOX		
ALL TREES / PALMS PLANTED IN MINIMUM 30" SOIL DEPTH		
1 TREE PER 4 UNITS	31 UNITS	TREES REQUIRED:
TREES PROVIDED - 24" BOX OR GREATER SHEETS	QUANTITY	- UNITS/4 =
Level 7 Courtyard	9	
Level 8 Courtyard	11	
		8
		TOTAL TREES:
		20

General Planting Notes:

1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
2. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.

Irrigation Concept Note:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A "SMART CONTROLLER" AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL COMFORM WITH CITY OF LOS ANGELES WATER CONSERVATION REQUIREMENTS.

Preliminary Plant Palette

319 W. 5th STREET LOS ANGELES, CA 90013

The objective of the overall landscaping concept is to provide a distinct visual impression and community identity, soften the urban experience implementing the Downtown Design Guide principles, provide the highest level of aesthetic standards complimented by the quality of the building materials that will assure an attractive environment enhancing the quality of life among its residents and visitors.

Successful streetscapes are a partnership between the building design and the landscaped edge of the street distinguishing each type of street through distinctive landscaping, lighting and street furnishings as depicted in the Downtown Design Guide.

The landscape irrigation concept for the site will be designed to provide the most efficient and conserving means to distribute irrigation water and provide the Property Manager with the latest technology for water conservation.

The following plant material as selected is compliant with City of Los Angeles Green Initiatives or Cal Green equivalent including consideration for water conservation and non-invasive species.

TREES:

Botanical Name	Common Name	Size:
W. 5th Street:		
No Street Tree proposed due to drive apron and line of sight considerations.		
Hill Street:		
No Street Tree proposed due to drive apron and line of sight considerations.		
1st Level		
<i>Ficus m.</i> 'Green Gem'	Green Gem Laurel (Column)	36" box
<i>Laurus nobilis</i> 'Saratoga'	Sweet Bay	36" box

7th Level Podium Terrace (in raised planters and pottery)

<i>Aloe barberae</i>	Tree Aloe	24" box
<i>Arbutus</i> 'Marina'	Hybrid Strawberry Tree	36" box
<i>Archontophoenix cunninghamiana</i>	King Palm	48" box
<i>Bambusa oldhamii</i>	Timber Bamboo	24" box
<i>Brahea armata</i>	Mexican Blue Palm	36" box
<i>Citrus specios</i>	Thornless Citrus	24" box
<i>Draceana draco</i>	Dragon Tree	24" box
<i>Erythrina crista-galli</i>	Cockspur Coral Tree	48" box
<i>Howea forsteriana</i>	Kentia Palm	36" box
<i>Magnolia</i> 'Samuel Sommers'	Southern Magnolia	36" box
<i>Olea europaeae</i> 'Swan Hill'	Fruitless Olive	48" box
<i>Plumeria obtusa</i> 'Singapore White'	Singapore Plumeria	36" box
<i>Prunus caroliniana</i> 'Bright& Tight'	Compact Carolina Cherry	24" box
<i>Trachycarpus fortunei</i>	Windmill Palm	6'-10' b.t.h.

Podium Terrace and Rooftop (in raised pottery)

<i>Aloe barberae</i>	Tree Aloe	24" box
<i>Archontophoenix cunninghamiana</i>	King Palm	48" box
<i>Bambusa oldhamii</i>	Timber Bamboo	24" box
<i>Citrus specios</i>	Thornless Citrus	24" box
<i>Draceana draco</i>	Dragon Tree	24" box
<i>Howea forsteriana</i>	Kentia Palm	36" box
<i>Olea europaeae</i> 'Swan Hill'	Fruitless Olive	48" box
<i>Plumeria obtusa</i> 'Singapore White'	Singapore Plumeria	36" box

SHRUBS and GROUNDCOVERS:

Botanical Name	Common Name
Large shrubs (minimum 5 gallon size at 3' o.c.)	
<i>Arbutus unedo</i>	Strawberry Tree
<i>Furcraea</i> 'Mediopicta'	Mauritius Hemp
<i>Hibiscus rosa-sinensis</i>	Tropical Hibiscus
<i>Philodendron monstera</i>	Philodendron
<i>Phormium Hybrid</i>	Hybrid Flax
<i>Strelitzia nicolai</i>	Giant Bird of Paradise
<i>Tecoma stans</i>	Yellow Bells

Medium Shrubs (minimum 5 gallon size)

<i>Bougainvillea</i> species	Bougainvillea
<i>Callistemon</i> 'Little John'	Dwarf Bottlebrushco
<i>Dietes vegeta</i> 'Orange Drop'	Fortnight Lily
<i>Grevillia</i> species	Grevillia
<i>Pittosporum species</i>	Mock Orange
<i>Philodendron xanadu</i>	Dwarf Philodendron
<i>Raphiolepis indica</i> species	India Hawthorn
<i>Strelitzia reginae</i>	Bird of Paradise

Low Shrubs and Groundcovers (minimum 1 gallon size)

<i>Carissa m.</i> 'Boxwood Beauty'	Natal Plum
<i>Carex</i> species	Sedge
<i>Hemerocallis</i> hybrids	Evergreen Daylilies
<i>Rosmarinus o. prostratus</i>	Dwarf Rosemary

Accent/color shrubs (minimum 5 gallon size)

<i>Aeonium x floribundum</i>	Aeonium Hybrid
<i>Anigozanthus Hybrids species</i>	Kangaroo Paws
<i>Aloe</i> species	Aloe
<i>Agave</i> species	Agave
<i>Canna</i> species	Canna
<i>Cycas revoluta</i>	Sago
<i>Dasyllirion wheeleri</i>	Desert Spoon
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Muhlenbergia capillaris</i>	Pink Muhly

Line of Sight Note:

Maintain shrubs at 24" high inside of Line of Sight at street intersections.

5TH & HILL

W 5TH STREET,
LOS ANGELES CA 90013

Owner:

JMF DEVELOPMENT LLC

448 S. Hill Street, Suite 608, Los Angeles, CA 90013
TEL: 213.622.2929 Ext. 401 | FAX: (213) 622-0092

Architect:

ARQUITECTONICA

818 West 7th Street, Suite 800
Los Angeles, CA 90017
TEL: 213.895.7800
FAX: 213.895.7800

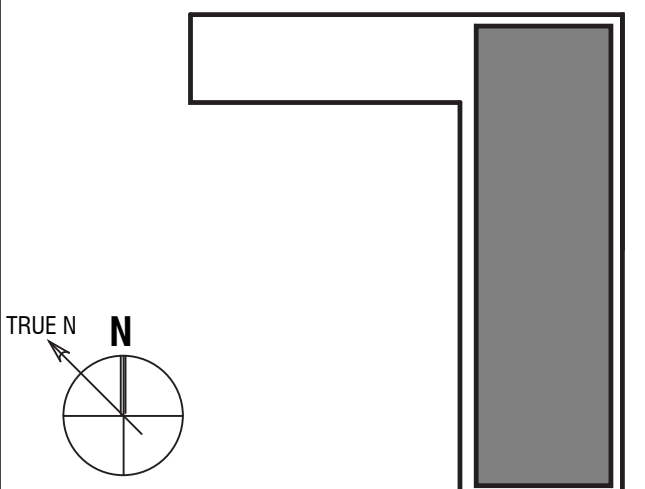
Civil Engineer:

FIRM NAME



STREET ADDRESS:
TEL: XXX.XXX.XXXX
FAX: XXX.XXX.XXXX

KEY PLAN



Seal / Signature:

DATE: JULY 29, 2019

Project No.: 3458

RevNo.	Date	Description
	12/21/2017	UPDATED EIR SET
	07/29/2019	PLANNING UPDATE

Full Size Print: 30" x 42"

Sheet Title:

PLANT PALETTE /
LANDSCAPE NOTES
OPEN SPACE

Scale:

L.10

ARQUITECTONICA © 2017

NOT FOR CONSTRUCTION



BUILDING PERSPECTIVE



5TH STREET ENTRY - WATER ON



HILL STREET GARAGE ENTRY - WATER ON



VIEW FROM BROADWAY



VIEW FROM NORTH SIDE



LEVEL 7 OUTDOOR RESTAURANT



LEVEL 19 HOTEL SWIMMING POOL



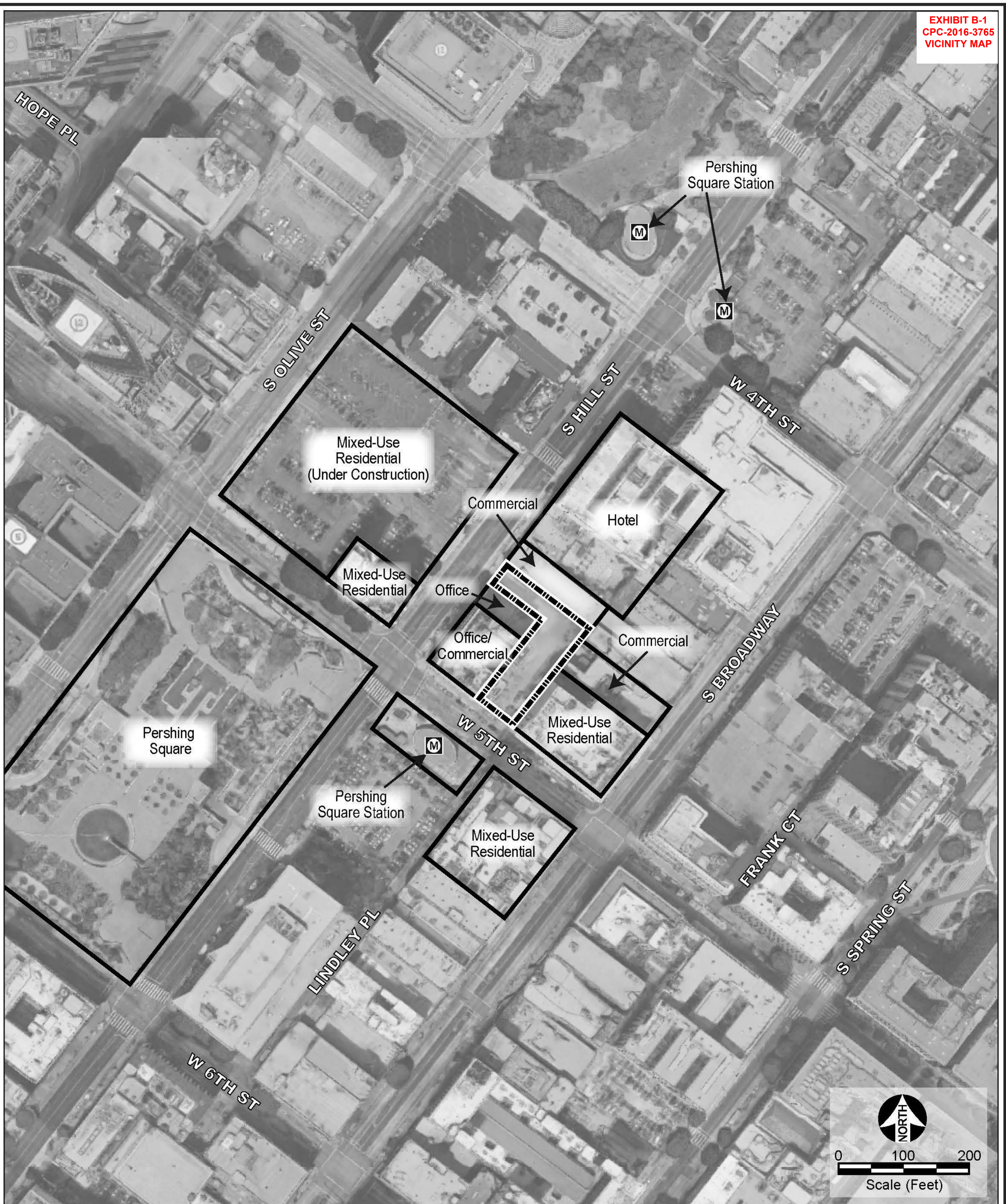
HOTEL GUESTROOM



PENTHOUSE LOWER LEVEL



PENTHOUSE POOL



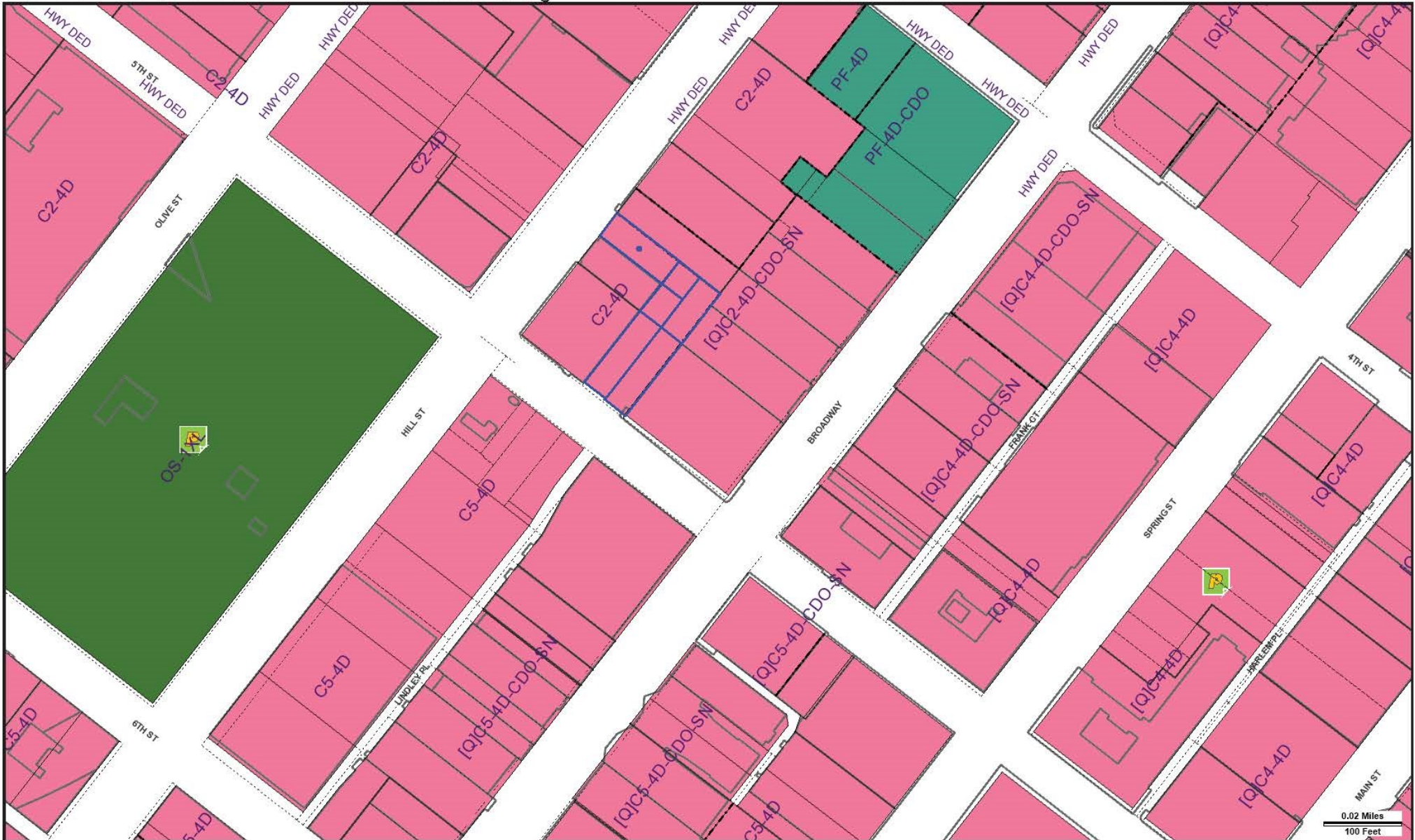
Legend

 Project Site

Source: Google Maps., 2016.

Generalized Zoning

08/26/2019



Address: 440 S HILL ST

APN: 5149026009

PIN #: 129A211 36

Tract: RESUBDIVISION OF A
PORTION OF BLOCK 11 ORD'S
SURVEY

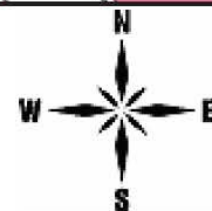
Block: None

Lot: LT B

Arb: None

Zoning: C2-4D

General Plan: Regional Center Commercial





Address: 440 S HILL ST

Tract: RESUBDIVISION OF A
PORTION OF BLOCK 11 ORD'S
SURVEY

Zoning: C2-4D

APN: 5149026009

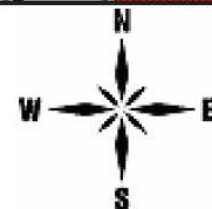
Block: None

General Plan: Regional Center Commercial

PIN #: 129A211 36

Lot: LT B

Arb: None



IV. Mitigation Monitoring Program

1. Introduction

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the EIR takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

2. Organization

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- Enforcement Agency: the agency with the power to enforce the PDF or MM.
- Monitoring Agency: the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase: the phase of the Project during which the PDF or MM shall be monitored.
- Monitoring Frequency : the frequency at which the PDF or MM shall be monitored.
- Action Indicating Compliance: the action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

3. Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two business days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

4. Program Modification

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the

PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

5. Mitigation Monitoring Program

a) Aesthetics¹

(1) Project Design Features

AES-PDF-1 Light

Light sources associated with the Project construction will be shielded and/or aimed so that no direct beam illumination is provided outside of the Project Site boundary. However, construction lighting will not be so limited as to compromise the safety of construction workers.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction; pre-operation

Monitoring Frequency: Once at Project plan check; once during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit; Field inspection sign-off

AES-PDF-2 Light

Outdoor security and architectural lighting will be shielded and/or directed toward the areas to be lit to limit spill-over onto adjacent uses where appropriate.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction; pre-operation

Monitoring Frequency: Once at Project plan check; once during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit; Field inspection sign-off

¹ The aesthetics PDFs from the Initial Study has the word "shall" changed to "will" to be consistent with other PDFs, but the meaning has been retained.

AES-PDF-3 Glare

Glass used in building facades will minimize glare (e.g., minimize the use of glass with mirror coatings). Consistent with applicable energy and building code requirements, including Section 140.3 of the California Energy Code as may be amended, glass with coatings required to meet the Energy Code requirements will be permitted.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction; pre-operation

Monitoring Frequency: Once at Project plan check; once during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit; Field inspection sign-off

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

b) Air Quality**(1) Project Design Features**

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

c) Cultural Resources**(1) Project Design Features****CUL-PDF-1 Archaeological Resources**

Retain a Qualified Archaeologist. The Project Applicant will retain a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Standards for professional archaeology, during the initial excavation phase to carry out all design features related to archaeological resources.

Prepare a Monitoring Plan. Prior to the commencement of excavation an Archaeological Resources Monitoring Plan (Monitoring Plan) will be prepared. The Monitoring Plan will include, but not be limited to, monitoring protocol for excavation, a construction worker training program, and discovery and

processing protocol for inadvertent discoveries of archaeological resources. The Monitoring Plan will identify areas with moderate to high sensitivity determined for cultural resources that require monitoring and detail a protocol for determining circumstances in which additional or reduced levels of monitoring (e.g., spot-checking) may be appropriate. Specifically, the Monitoring Plan will include a framework for assessing the geoarchaeological setting to determine whether sediments capable of preserving archaeological remains are present, and the depth at which these sediments would no longer be capable of containing archaeological material.

Worker Training. Prior to the commencement of excavation, at the project kickoff, the selected qualified archaeologist or their designee will provide a briefing to construction crews to provide information on regulatory requirements for the protection of archaeological resources. As part of this training, construction crews will be briefed on proper procedures to follow should unanticipated archaeological resources discoveries be made during construction. Workers will be provided contact information and protocols to follow if inadvertent discoveries are made. In addition, workers will be shown examples of the types of archaeological resources that would require notification of the project archaeologist.

Monitoring for Archaeological Resources. Prior to ground disturbance, an archaeological monitor will be present during initial excavation activities as stipulated in the Monitoring Plan. The qualified archaeologist may designate an archaeologist to conduct the monitoring under their direction. Field observations will be performed regarding the geoarchaeological setting to determine the presence of undisturbed sediments capable of preserving archaeological remains, and the depth at which these sediments would no longer be capable of containing archaeological material. The duration and timing of the monitoring will be determined by the qualified archaeologist in consultation with the Department of City Planning and the project applicant. At the conclusion of monitoring activities, a technical report will be prepared documenting the methods and results of all work completed under the Monitoring Plan. The report will be prepared under the supervision of a qualified archaeologist and submitted to City Planning and the SCCIC.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: To be determined by consultation with archaeologist

Action Indicating Compliance: Submittal of compliance documentation prepared by qualified archaeologist

(2) Mitigation Measures

CUL-MM-1 Shoring Plan

Prior to the issuance of grading permits, the Applicant shall provide a shoring plan, prepared by a qualified structural engineer with relevant experience in historic preservation projects for review and approval in the City of Los Angeles, to ensure the protection of the Pershing Square Building and Metropolitan Building during construction.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at plan check

Action Indicating Compliance: Submittal of compliance documentation prepared by qualified structural engineer

CUL-MM-2 Paleontology Resources

A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities at the Project Site. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities and the materials being excavated.

If paleontological materials are encountered, the paleontologist shall temporarily divert or redirect grading and excavation activities in the area of the exposed material to facilitate evaluation and, if necessary, salvage.

The paleontologist shall then assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The Project Applicant shall then comply with the recommendations of the evaluating paleontologist, and a copy of the paleontological survey report shall be submitted to the Los Angeles County Natural History Museum.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: To be determined by consultation with paleontologist

Action Indicating Compliance: Submittal of compliance documentation prepared by qualified paleontologist

d) Geology and Soils

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

e) Greenhouse Gas Emissions

(1) Project Design Features

GHG-PDF-1 At least 20 percent of the total code-required parking spaces provided for all types of parking facilities shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Only raceways and related components are required to be installed at the time of construction. When the application of the 20-percent requirement results in a fractional space, round up to the next whole number. A label stating “EV CAPABLE” shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

Enforcement Agency: City of Los Angeles Department of Building and Safety;
City of Los Angeles Department of City Planning

Monitoring Agency: City of Los Angeles Department of Building and Safety;
City of Los Angeles Department of City Planning

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at Project plan check; once during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

GHG-PDF-2 At least 5 percent of the total code-required parking spaces shall be equipped with EV charging stations. Plans shall indicate the proposed type and location(s) of charging stations. Plan design shall be based on Level 2 or greater EVSE at its maximum operating capacity. When the application of the 5-percent requirement results in a fractional space, round up to the next whole number.

Enforcement Agency: City of Los Angeles Department of Building and Safety;
City of Los Angeles Department of City Planning

Monitoring Agency: City of Los Angeles Department of Building and Safety;
City of Los Angeles Department of City Planning

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at Project plan check; once during field inspection

Action Indicating Compliance: Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

f) Hazard and Hazardous Materials

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

HAZ-MM-1 Soil Management Plan

A Soil Management Plan (SMP) shall be implemented for the Project Site and shall contain the following:

- A summary of Site topography and soil conditions;
- Decision matrix for the application of the SMP procedures;
- Description of applicable earthwork and maintenance activities that will trigger the SMP procedures;
- Discussion of applicable regulations for performing earthwork in potentially contaminated soil areas, including those from the California Occupational Safety and Health Administration (CAL/OSHA), the SCAQMD, and the LARWQCB;
- Health & safety procedures for worker safety, personal protective equipment, and training;
- Air pollution measurement and control measures for compliance with SCAQMD Rules 403 and 1166;

- Stormwater pollution control measures and best management practices (BMPs) to prevent runoff;
- Ways to identify potentially impacted soils;
- Truck traffic planning procedures;
- Recommended Site security procedures;
- Stockpile management;
- Stockpile profiling;
- Decontamination procedures; and
- Record keeping procedures.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once prior to issuance of grading permit; Ongoing with periodic field inspections during construction for plan implementation

Action Indicating Compliance: Approval of Soil Management Plan by regulatory agency (Pre-construction); written compliance report by a qualified environmental consultant (Construction)

g) Hydrology and Water Quality

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

h) Land Use Planning

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

i) Noise

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

NOI-MM-1 All capable diesel-powered construction vehicles shall be equipped with exhaust mufflers, aftermarket dampening system or other suitable noise reduction devices.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodically during construction

Action Indicating Compliance: Field inspection sign-off

NOI-MM-2 Eight-foot tall sound curtains shall be utilized to block the line-of-sight travel of construction noises from the Project Site to Metropolitan Residences' windows directly facing the construction site.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodically during construction

Action Indicating Compliance: Field inspection sign-off

NOI-MM-3 Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodically during construction

Action Indicating Compliance: Field inspection sign-off

NOI-MM-4 Grading and construction contractors shall use rubber-tired equipment rather than metal-tracked equipment.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodically during construction

Action Indicating Compliance: Field inspection sign-off

NOI-MM-5 An on-site construction manager shall be responsible for responding to local complaints about construction noise. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the on-site construction manager. Notices shall contain a brief description of the Project. Notices shall be sent out 2 weeks prior to the commencement of ground-disturbing activities.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

NOI-MM-6 Haul routes shall be located on major arterial roads within non-residential areas. Haul routes shall be reviewed and approved by Los Angeles Department of Building and Safety before the haul route can be located on arterial roads in residential areas.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

NOI-MM-7 Construction supervisors shall be informed of Project-specific noise requirements, noise issues for sensitive land uses adjacent to the construction site, and/or equipment operations to ensure compliance with the required regulations and best practices.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

For purposes of **Mitigation Measures NOI-MM-8** and **NOI-MM-9**, the identified receptors are:

- Pershing Square Building, 448 Hill Street
- Silver City Jewelry, 444 Hill Street
- 438 Hill Street
- Metropolitan Building, 315 5th Street
- 445 Broadway Street

NOI-MM-8 Pre-construction surveys shall be performed to document the conditions of the identified receptors. A structural monitoring program shall be implemented and recorded during construction. The performance standards of the structure monitoring plan shall include the following:

- Documentation, consisting of video and/or photographic documentation of accessible and visible areas on the exterior of the receptor buildings.
- A vibration control engineer shall determine the appropriate FTA vibration criteria for the identified vibration receptors, taking into consideration their age, construction, condition, and other factors related to vibration sensitivity.
- Vibration sensors shall be installed at and/or around the identified vibration receptors to monitor for horizontal and vertical movement. These sensors shall remain in place for the duration of excavation, shoring, and grading phases.
- The vibration sensors shall be equipped with real-time warning system capabilities that can immediately alert construction supervisors when monitored vibration levels approach or exceed threshold limits.

- Should an exceedance of vibration thresholds be recorded, work in the vicinity of the exceedance shall be halted and the respective vibration receptor shall be inspected for any damage. Results of the inspection shall be logged. In the event that damage occurs, the damage shall be repaired. For historic structures, the damage shall be repaired in consultation with a qualified preservation consultant.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodically during construction

Action Indicating Compliance: Field inspection sign-off

NOI-MM-9 Construction activities that produce vibration, such as excavation, and earthmoving, shall be sequenced so that vibration sources within 10 feet of the identified receptors do not operate simultaneously.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodically during construction

Action Indicating Compliance: Field inspection sign-off

j) Population and Housing

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

k) Public Services

(1) Project Design Features

PUB-PDF-1 Prior to the start of construction, temporary fencing will be placed along the periphery of the active construction areas to keep unpermitted persons from entering the construction area and to screen construction activities from view.

The perimeter fence will have gates installed to facilitate the ingress and egress of equipment and construction workers. Where applicable, the construction fence will incorporate a pedestrian walkway with temporary lighting. Should sections of the construction fence have to be removed to facilitate work in progress, barriers and or K-rails will be installed to prevent public entry and theft.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during construction

Action Indicating Compliance: Field inspection sign-off

PUB-PDF-2 The Project will provide for on-site security measures and controlled access systems for residents and tenants to minimize the demand for police protection services. These measures include, but are not limited to, the following:

- Perimeter lighting to supplement the street lighting and to provide increased visibility and security
- On-site security personnel, commensurate to similar/comparable residential and retail projects of its size, as needed
- Installation of parking garage access control
- Installation of residential units access control

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-operation

Monitoring Frequency: Once prior to the issuance of Certificate of Occupancy

Action Indicating Compliance: Submittal of compliance documentation and subsequent issuance of Certificate of Occupancy

PUB-PDF-3 Prior to the issuance of a certificate of occupancy, the Central Division commanding officer will be provided with a diagram of each portion of the property. The diagram will include access routes and any additional information that might facilitate police response.

Enforcement Agency: City of Los Angeles Police Department, City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Police Department, City of Los Angeles Department of Building and Safety

Monitoring Phase: Pre-operation

Monitoring Frequency: Once prior to the issuance of Certificate of Occupancy

Action Indicating Compliance: Submittal of compliance documentation and subsequent issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

I) Transportation

(1) Project Design Features

TRANS-PDF-1 Construction Management Plan

The Project Applicant will prepare and submit a Construction Management Plan, including street closure information, detour plans, truck routes, and staging plans, to LADOT for review and approval. The Construction Management Plan will formalize how construction will be carried out and identify specific actions that will be required to reduce effects on the surrounding community. The Construction Management Plan will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site and will include, but not be limited to, the following elements:

- Prohibition of construction worker, equipment, or construction-related vehicle parking on adjacent streets.
- Prohibition of construction equipment or material deliveries within the public right-of-way unless specified in the Construction Management Plan.
- Provisions for temporary traffic control during all construction activities adjacent to public right-of-way to improve traffic flow on public roadways (e.g., flag person).
- Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets.
- Provisions of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers.
- Provisions to accommodate the equipment storage and truck staging on-site.

- Scheduling of construction-related deliveries, haul trips, etc., outside the commuter peak hours.
- Obtaining all required approvals for truck haul routes from the City prior to issuance of any permit for the Project.

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at Project plan check prior to issuance of grading or building permit; once during field inspection

Action Indicating Compliance: Plan approval and issuance of grading permit; field inspection sign-off

TRANS-PDF-2 Bus Stop Relocation

- The Project Applicant will work with Los Angeles County Metropolitan Transportation Authority (Metro) to ensure continued access to the bus stop on the north side of 5th Street near Broadway (Metro lines 55/355, Rapid 720).
- If a sidewalk closure is anticipated to occur during construction, and there is no feasible temporary pedestrian accessway, Metro and the Project Applicant will work together to provide appropriate directional signage and placement of the temporary relocated stop, according to Metro's temporary bus stop relocation best practices and policies. Signage will provide the dates of the expected temporary relocated stop.

Enforcement Agency: City of Los Angeles Department of Transportation; Metro

Monitoring Agency: City of Los Angeles Department of Transportation; Metro

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at Project plan check prior to issuance of grading or building permit; once during field inspection

Action Indicating Compliance: Plan approval and issuance of grading permit; field inspection sign-off

TRANS-PDF-3 Pedestrian Facilities

- The Project Applicant will maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the Project Applicant to maintain adequate and safe pedestrian protection, including physical

separation (including utilization of barriers, such as K-Rails or scaffolding, etc.) from workspace and vehicular traffic and overhead protection due to sidewalk closure or blockage, at all times.

- The Project Applicant will provide temporary pedestrian facilities adjacent to the Project Site and will provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- The Project Applicant will provide covered walkways where pedestrians are exposed to potential injury from falling objects.
- The Project Applicant will keep sidewalks open during construction until only when it is absolutely required to close or block sidewalk for reasonable construction staging or safety. Where such closures are necessary, the Project's Construction Management Plan will identify the location of any sidewalk and identify all traffic control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of the closure. Sidewalk will be reopened as soon as reasonably feasible taking construction and construction staging into account.

Enforcement Agency: City of Los Angeles Department of Transportation

Monitoring Agency: City of Los Angeles Department of Transportation

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at Project plan check prior to issuance of grading or building permit; once during field inspection

Action Indicating Compliance: Plan approval and issuance of grading permit; field inspection sign-off

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

m) Tribal Cultural Resources

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

n) Utilities and Service Systems

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

o) Energy Conservation

(1) Project Design Features

No project design features are identified in the EIR for this environmental issue.


(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

323 W. 5th St
DOT Case No. GEN 17-46570

Date: May 9, 2018

To: Luciralia Ibarra, Senior City Planner
Department of City Planning


From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION STUDY ASSESSMENT FOR THE PROPOSED MIXED-USE PROJECT AT 323 W. 5th Street**

The Department of Transportation (DOT) has reviewed the traffic analysis, dated April 2018, prepared by Gibson Transportation Consulting, INC., for the proposed mixed-use project located at 323 W. 5th Street. Based on DOT's traffic impact criteria¹, the traffic study included the detailed analysis of 10 intersections. The traffic study determined that none of the study intersections would be significantly impacted by the project related traffic. The results of the traffic analysis, which accounted for other known development projects in evaluating potential cumulative impacts and adequately evaluated the project's traffic impacts on the surrounding community, are summarized in **Attachment 1**.

DISCUSSION AND FINDINGS

A. Project Description

Project Option A: proposes the construction of a new building with a 190-room hotel, 31 residential units, 29,232 square feet (sf) of restaurant space, and 6,119 sf of public meeting rooms. Project Option B: proposes the construction of 160 residential units and 20,431 sf of restaurant space. Parking for the Project would be provided in an on-site parking garage with access on 5th Street and Hill Street. The Project is anticipated to be complete in Year 2023.

The Project Option that would generate more traffic (Option A), is analyzed fully in this study.

Vehicular access to the valet pick-up/drop-off zone and/or the future parking garage would be provided via two driveways. The main inbound and outbound access for the Project would be provided via a driveway off of 5th Street, which is currently a one-way street in the westbound direction. The driveway off of Hill Street would provide inbound-only access to the site and parking lifts. Pedestrian access to the Project would be provided along 5th Street and Hill Street.

¹Per the DOT Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.010 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

B. Trip Generation

The proposed project Option A is expected to generate approximately 2809 net new daily trips, 122 net trips in the a.m. peak hour and 226 net new trips in the p.m. peak hour. Option B is expected to generate approximately 1680 net new daily trips, 68 net trips in the a.m. peak hour and 147 net new trips in the p.m. peak hour. These estimates were derived using trip generation rates from the Institute of Transportation Engineers (ITE) "Trip Generation Handbook, 10th Edition." A copy of the trip generation estimates table from the traffic study is attached and identified as **Attachment 2 & 3**.

C. Freeway Analysis

The traffic study included a freeway impact analysis that was prepared in accordance with the State-mandated Congestion Management Program (CMP) administered by the Los Angeles County Metropolitan Transportation Authority (MTA). According to this analysis, the project would not result in significant traffic impacts on any of the evaluated freeway mainline segments. To comply with the Freeway Analysis Agreement executed between Caltrans and DOT in December 2015, the study also included a screening analysis to determine if additional evaluation of freeway mainline and ramp segments was necessary beyond the CMP requirements. Exceeding one of the four screening criteria would require the applicant to work directly with Caltrans to prepare more detailed freeway analyses. However, the project did not meet or exceed any of the four thresholds defined in the agreement; therefore, no additional freeway analysis was required.

PROJECT REQUIREMENTS

A. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to <http://ladot.lacity.org/what-we-do/plan-review> to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.

B. Highway Dedication and Street Widening Requirements

On January 20, 2016, the City Council adopted the Mobility Plan 2035 which represents the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element: **5th Street** has been designated as a Avenue III (Secondary Highway) which would require a 23-foot half-width roadway within a 36-foot half-width right-of-way. **Hill Street** has been designated as Avenue II (Secondary Highway) which would require a 28-foot half-width roadway within a 43-foot half-width right-of-way.

C. Parking Analysis

As referenced in the Project Description section above, vehicular access to the valet pick-up/drop-off zone and/or the future parking garage would be provided via two driveways. The main inbound and outbound access for the Project would be provided via a driveway off of 5th Street, which is currently a one-way street in the westbound direction. The driveway off of Hill Street would provide inbound-only access to the site and parking lifts. Project Option A would provide at least 126 vehicle parking spaces and 88 bicycle parking spaces, including 26 short-term and 62 long-term bicycle spaces. Project Option B would provide at least 187 vehicle parking spaces and 206 bicycle parking spaces, including 26 short-term and 180 long-term bicycle spaces.

The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for this project.

D. Site Access and Circulation Plan

The conceptual site plan is acceptable to DOT; however, the review of this study does not constitute approval of the driveway dimensions, access and circulation scheme. Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Station 3, @ 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT early in the design process for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All driveways should be Case 2 driveways and 30 feet and 16 feet wide for two-way and one-way operations, respectively. All delivery truck loading and unloading should take place on site with no vehicles having to back into the project via any of the project driveways. A copy of the site plan from the traffic study is included as **Attachment 4**.

E. Development Review Fees

An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Russell Hasan at (213) 972-8628.

Attachments

N:\letters\CEN17-46570_323 5th St Mixed-Use

c: Shawn Kuk, Council District 14
Mehrdad Moshksar, Central District Office, DOT
Taimour Tanavoli, Citywide Planning Coordination Section, DOT
Carl Mills, Central District, BOE
Richard Gibson, Gibson Transportation Consulting, Inc.

Attachment 1

**TABLE 10
FUTURE WITH PROJECT CONDITIONS (YEAR 2023)
SIGNIFICANT IMPACT ANALYSIS**

No	Intersection	Peak Hour	Future without Project		Future with Project			
			V/C	LOS	V/C	LOS	Change in V/C	Significant Impact
1.	Olive Street & 4th Street	AM	0.411	A	0.414	A	0.003	NO
		PM	0.591	A	0.596	A	0.005	NO
2.	Olive Street & 5th Street	AM	0.545	A	0.550	A	0.005	NO
		PM	0.876	D	0.887	D	0.011	NO
3.	Olive Street & 6th Street	AM	0.285	A	0.286	A	0.001	NO
		PM	0.373	A	0.375	A	0.002	NO
4.	Hill Street & 4th Street	AM	0.503	A	0.507	A	0.004	NO
		PM	0.511	A	0.517	A	0.006	NO
5.	Hill Street & 5th Street	AM	0.489	A	0.499	A	0.010	NO
		PM	0.775	C	0.793	C	0.018	NO
6.	Hill Street & 6th Street	AM	0.378	A	0.383	A	0.005	NO
		PM	0.468	A	0.475	A	0.007	NO
7.	Broadway & 4th Street	AM	0.301	A	0.303	A	0.002	NO
		PM	0.463	A	0.467	A	0.004	NO
8.	Broadway & 5th Street	AM	0.381	A	0.418	A	0.037	NO
		PM	0.755	C	0.767	C	0.012	NO
9.	Broadway & 6th Street	AM	0.298	A	0.301	A	0.003	NO
		PM	0.508	A	0.508	A	0.000	NO
10.	Spring Street & 5th Street	AM	0.439	A	0.440	A	0.001	NO
		PM	0.395	A	0.395	A	0.000	NO

Note

As the CMA methodology for individual intersections does not in every case account for vehicular queues along corridors, pedestrian, conflicts, etc., the calculated average operating conditions may appear better than is observed.

Attachment 2

**TABLE 8A
PROJECT TRIP GENERATION ESTIMATES
OPTION A**

TRIP GENERATION RATES ^[a]									
Land Use	ITE Land Use	Rate	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Apartments	220	per dwelling unit	6.65	20%	80%	0.51	65%	35%	0.62
Hotel	310	per room	8.17	59%	41%	0.53	51%	49%	0.60
Quality Restaurant	931	per 1,000 sf	89.95	[b]	[b]	0.81	67%	33%	7.49
High-Turnover Restaurant	932	per 1,000 sf	127.15	55%	45%	10.81	60%	40%	9.85
Meeting Rooms [c]	N/A	per 1,000 sf	100.00	90%	10%	10.00	20%	80%	10.00
TRIP GENERATION ESTIMATES									
Land Use	ITE Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Proposed Project									
Apartments	220	31 du	206	3	13	16	12	7	19
			(52)	(1)	(3)	(4)	(3)	(2)	(5)
Subtotal - Residential			154	2	10	12	9	5	14
Hotel	310	190 rooms	1,552	60	41	101	58	56	114
			(388)	(16)	(10)	(26)	(15)	(14)	(29)
Subtotal - Hotel			1,164	44	31	75	43	42	85
Meeting Rooms [d]	N/A	6,119 sf	612	55	6	61	12	49	61
			(306)	(28)	(3)	(31)	(6)	(25)	(31)
			(77)	(7)	(1)	(8)	(2)	(6)	(8)
Subtotal - Meeting Room			229	21	2	23	4	19	23
Quality Restaurant	931	29,232 sf	2,629	13	11	24	147	72	219
			(526)	(3)	(2)	(5)	(29)	(14)	(43)
			(526)	(3)	(2)	(5)	(30)	(15)	(45)
			(315)	(1)	(1)	(2)	(18)	(9)	(27)
Subtotal - High-Turnover Restaurant			1,262	6	6	12	70	34	104
TOTAL NET NEW PROJECT TRIPS			2,809	73	49	122	126	100	226

Notes:

1,000 square feet = ksf.

[a] Source: *Trip Generation, 9th Edition*, Institute of Transportation Engineers, 2012.

[b] Quality Restaurant (ITE 931) AM Peak Hour In and Out rates based on High-Turnover Restaurant (ITE 932).

[c] Based on Auditorium parking rate of 1 space per 100 sf, and AVR of 2.0, and internal capture of 50%.

[d] Per LADOT's *Transportation Impact Study Guidelines*, the Project Site is located within a 1/4 mile walking distance from a transit station or RapidBus stop, therefore a transit reduction is applied to account for transit usage and walking visitor arrivals from the surrounding neighborhoods and adjacent commercial developments.

[e] Hotel trip rates normally include ancillary conference/meeting rooms, a lobby lounge and bar, guest amenities, as well as retail and restaurant space. However, meeting rooms within the hotel are open to the public and were therefore analyzed separately to provide a conservative analysis.

[f] Internal capture adjustments account for person trips made between distinct land uses within a mixed-use development (e.g., hotel guests utilizing the meeting rooms).

[f] Pass-by adjustments account for Project trips made as an intermediate stop on the way from an origin to a primary trip destination without route diversion.

Attachment 3

**TABLE 8B
PROJECT TRIP GENERATION ESTIMATES
OPTION B**

TRIP GENERATION RATES [a]									
Land Use	ITE Land Use	Rate	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Apartments	220	per dwelling unit	6.65	20%	80%	0.51	65%	35%	0.62
Quality Restaurant	931	per 1,000 sf	89.95	[b]	[b]	0.81	67%	33%	7.49
High-Turnover Restaurant	932	per 1,000 sf	127.15	55%	45%	10.81	60%	40%	9.85

TRIP GENERATION ESTIMATES									
Land Use	ITE Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<u>Proposed Project</u>									
Apartments	220	160 du	1,064	16	66	82	64	35	99
			(266)	(4)	(17)	(21)	(16)	(9)	(25)
Subtotal - Residential			798	12	49	61	48	26	74
Quality Restaurant	931	20,431 sf	1,838	9	8	17	103	50	153
			(368)	(2)	(2)	(4)	(21)	(10)	(31)
<i>Less Internal Capture Reduction - 20% [d]</i>			(368)	(2)	(2)	(4)	(21)	(10)	(31)
<i>Transit/Walk-In Reduction - 25% [c]</i>			(220)	(1)	(1)	(2)	(12)	(6)	(18)
<i>Pass-by Reduction - 20% [e]</i>			882	4	3	7	49	24	73
Subtotal - High-Turnover Restaurant									
TOTAL NET NEW PROJECT TRIPS			1,680	16	52	68	97	50	147

Notes:

1,000 square feet = ksf.

[a] Source: *Trip Generation, 9th Edition*, Institute of Transportation Engineers, 2012.

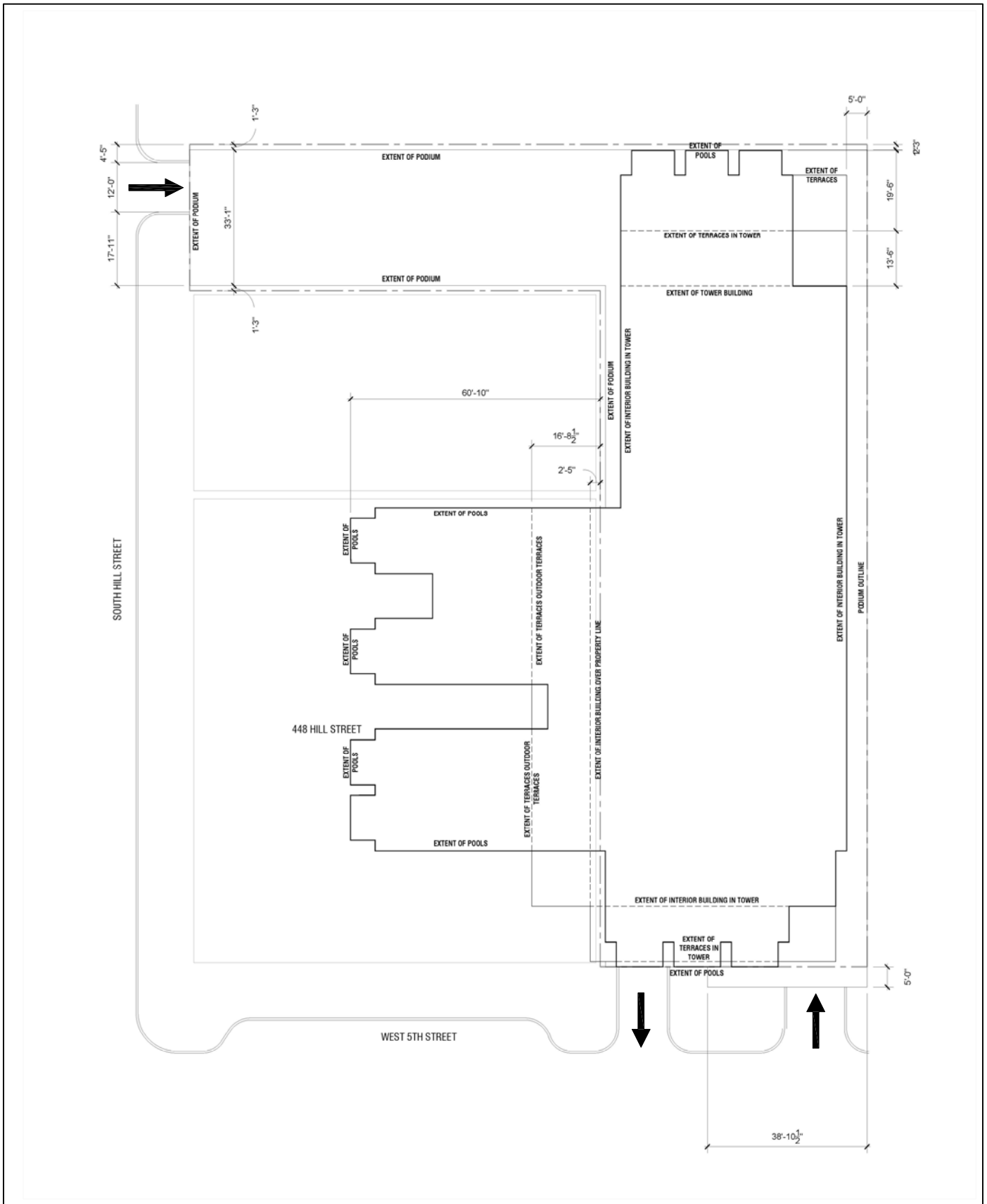
[b] Quality Restaurant (ITE 931) AM Peak Hour In and Out rate [b] Quality R [b] Quality Re [b] Quality Re [b] Quality R[b] Quality R[b] Quality R[b] Quality R[b] Quality R[b] Quality R[b] Quality R

[c] Per LADOT's *Transportation Impact Study Guidelines*, the Project Site is located within a 1/4 mile walking distance from a transit station or RapidBus stop, therefore a transit reduction is applied to account for transit usage and walking visitor arrivals from the surrounding neighborhoods and adjacent commercial developments.

[d] Internal capture adjustments account for person trips made between distinct land uses within a mixed-use development.

[e] Pass-by adjustments account for Project trips made as an intermediate stop on the way from an origin to a primary trip destination without route diversion.

Attachment 4



SITE PLAN

FIGURE 1