


TRANSMITTAL TO CITY COUNCIL

Case No.(s) CPC-2008-1070-ZC-ZV-ZAD-ZAA-SPR	Planning Staff Name(s) and Contact No. THEODORE IRVING 213-978-1366	C.D. No. 9
Items Appealable to Council: ZC-ZV-ZAD-ZAA-SPR	Last Day to Appeal: OCT 21 2009	Appealed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Location of Project (Include project titles, if any.) 814-828 E. TRACTION AVENUE		
Name(s), Applicant / Representative, Address, and Phone Number. F.O.C. ELECTRONICS GIDEON KOTZER 814 TRACTION AVENUE LOS ANGELES, CA 90013 213-625-5771		
Name(s), Appellant / Representative, Address, and Phone Number. 		
Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.) Construction of a mixed use project in the Artists-in-Residence District, totaling 31,470 square feet of Adaptive Reuse construction of an existing warehouse building and 52, 156 square feet of new construction of a residential building for a total floor area of 83,356 square feet, that will result in 31 adaptive reuse and 44 newly constructed Joint Live/Work dwelling units for artists and artisans, 6,900 square feet of ground floor commercial retail and 1,800 square feet of community artists space. The proposed project will provide 139 parking spaces and a roof top pool with a decking area.		
Fiscal Impact Statement <small>*Determination states administrative costs are recovered through fees.</small> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Environmental No. ENV-2008-1031-MND	Commission Vote: 8-0

 JAMES WILLIAMS, Commission Executive Assistant I	Date: <u>OCT 28 2009</u>
---	--------------------------



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: OCT 01 2009

City Council
Room 395, City Hall

CASE NO.: CPC-2008-1070-ZC-ZV-ZAD-ZAA-SPR
Location: 814-828 E.Traction Avenue
Council District: 9 – Jan Perry
Plan Area: Central City North
CEQA: ENV-2008-1031-MND
Existing Zone: M3-1

Applicant: F.O.C Electronics, Gideon Kotzer

At its meeting on December 11, 2008, the following action was taken by the Los Angeles City Planning Commission:

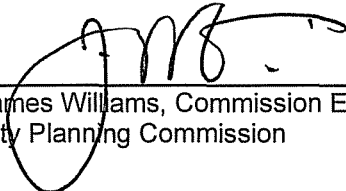
1. **Approved and Recommended** that the City Council adopt a Zone Change from M3-1 to (T)(Q)CM-1, subject to the attached Conditions of Approval;
2. **Approved a Variance** pursuant to Section 12.27 of the Los Angeles Municipal Code to permit 19 residential parking spaces and a roof top pool in the M3-1 Zone portion in conjunction with the adaptive reuse of a warehouse building for 31 Joint Live/Work dwelling units;
3. **Approved a Zoning Administrator's Determination** pursuant to Section 12.24, X-13 of the Los Angeles Municipal Code, to permit 31,470 sq. ft. of adaptive reuse construction in conjunction with 31 Joint Live/Work dwelling units in the existing warehouse building in the M3-1 Zone portion;
4. **Approved a Zoning Administrator's Determination** pursuant to Section 12.24, X-13 of the Los Angeles Municipal Code to permit the maintenance of a zero-foot side yard and a zero-foot rear yard setback in lieu of the 8-foot side yard setback required pursuant to Section 12.19, C-2 and a minimum 17-foot rear yard setback required pursuant to Section 12.19, C-3 in order to utilize the footprint of the existing industrial building and to permit a total of 31 Joint Live/Work dwelling units in the M3-1 Zone portion (Lots 53-55);
5. **Approved a Zoning Administrator's Adjustment** pursuant to Section 12.28 of the Los Angeles Municipal Code to permit the maintenance of the zero foot side yard and rear yard setbacks in lieu of the minimum 8-foot side yard setback required pursuant to Section 12.19, C-2 and a minimum 17-foot rear yard setback required pursuant to Section 12.19, C-3 Work building and to permit a total of 44 Joint Live/Work Loft dwellings in the proposed (T)(Q)CM-1 Zone portion of the project site (Lot Nos. 48-52);
6. **Approved a Site Plan Review** pursuant to Section 16.05 of the Los Angeles Municipal Code to permit 75 Joint Live/ Work dwellings units in the existing M3-1 Zone and the proposed (T)(Q)CM-1 Zone;
7. ~~**Adopted** the Mitigated-Negative-Declaration-No. ENV-2008-1031-MND.~~
8. **Adopted** the attached findings.
9. **Recommended** that the applicant be advised that the time limits for effectuation of a zone in the "T" Tentative Classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page;
10. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that any mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
11. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Kezios
Seconded: Lara
Ayes: Cardoso, Freer, Hughes, Montanez, Usher, Woo
Absent: Roschen

Vote: 8-0



James Williams, Commission Executive Assistant I
City Planning Commission

Appeals: If the Commission has disapproved the Zone Change request, in whole or in part, only the applicant may appeal that disapproval to the Council within 20 days after the mailing date of this determination. An applicant or any other person aggrieved by the initial decision of the City Planning Commission may appeal the Zone Variance, the Zoning Administrator's Determination, the Zoning Administrator's Adjustment and the Site Plan Review to the Council within 20 days after the mailing date of this determination.

FINAL APPEAL DATE OCT 21 2009

Any appeal not filed within the time period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

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

Attachments: Findings, Conditions of Approval, Map(s), Ordinance(s)
City Planner: Theodore Irving

CONDITIONS FOR EFFECTUATING (T) OR [T] TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedication(s) and Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary), the following:

A. Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Prior to issuance of sign offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.

- B. The following improvement shall be either constructed prior to recordation of the final map or the construction be suitably guaranteed for 20 years:

Improve the alley adjoining the subdivision by the construction of a 2-foot concrete longitudinal gutter and suitable surfacing to complete a 20-foot alley, together with any necessary removal and reconstruction of the existing improvement all to the satisfaction of the City Engineer.

- C. Construct new street light(s): three (3) on Traction Avenue.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

2. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
3. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
4. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
5. Preparation of a parking area and driveway plan to the satisfaction of the appropriate District Office of the Bureau of Engineering and the Department of Transportation. A parking area and driveway plan shall be prepared for approval by the appropriate district office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the Site Plan, dated April 9, 2008 labeled B-1 of the administrative file as to their location and access, but may be modified in order to comply with provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
6. Prepare a site access and internal circulation plan to the satisfaction of the Department of Transportation which incorporates a minimum of 30-foot wide driveways (for 2-way driveways) with a 20-foot reservoir to be required from the new property line to any gate or the first parking stall.
7. That street lighting modifications be required at an intersection if there are improvements by the Department of Transportation (also for off site improvements).
8. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
9. Police Department. Preparation of a plot plan in conformance with the Design Out Crime Guideline Booklet and guidelines defined in the Crime Prevention Through Environmental Design (CPTED) handbook to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. The plans shall be to the satisfaction of LAPD Crime Prevention Section Personnel.
10. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
11. Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
12. 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 by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After

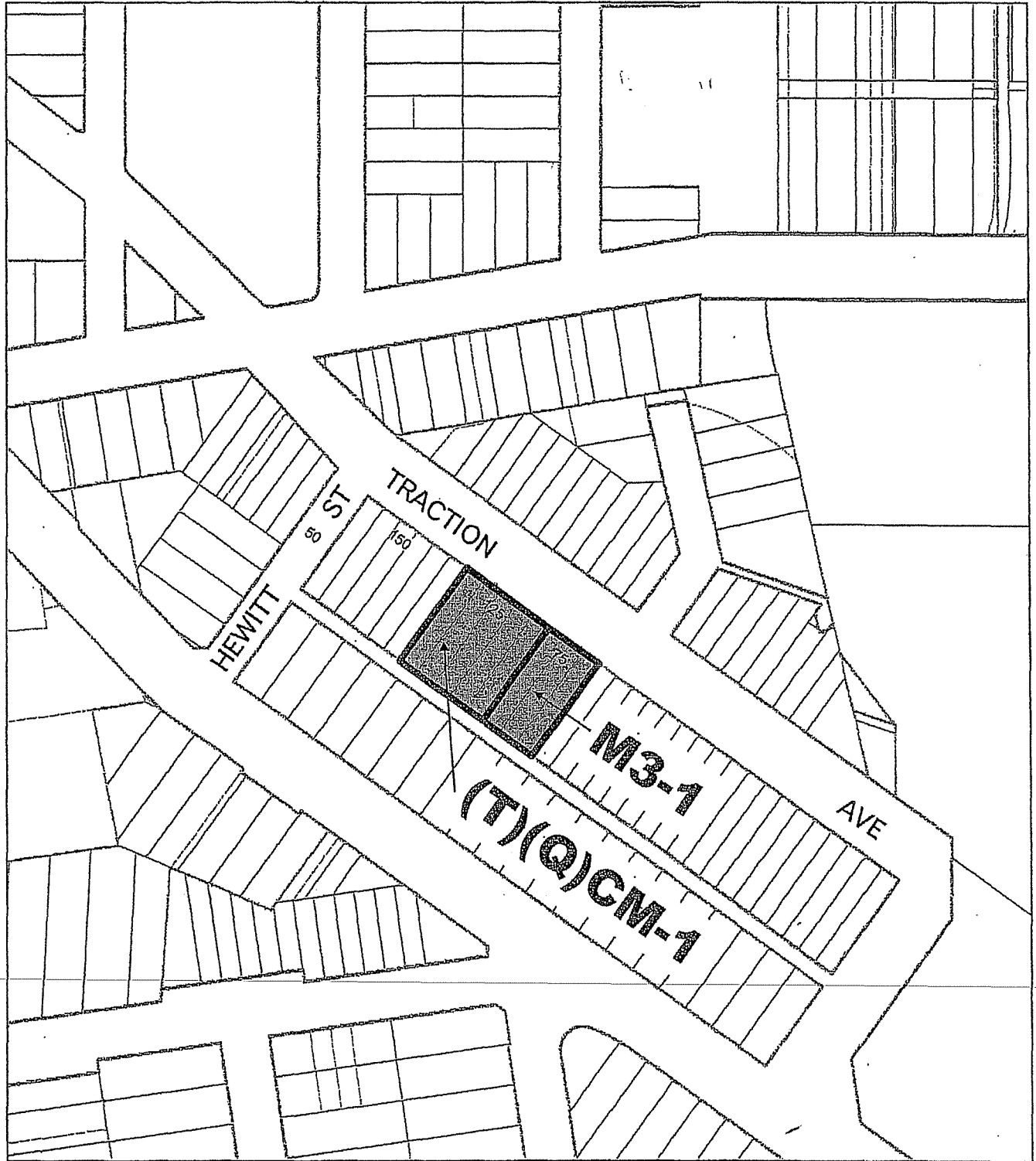
recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

13. Recreation and Parks Dedication. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for the construction of apartment buildings.

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



NOT TO SCALE

D.M. 127-5A215	CPC 2008-1070 ZC ZV ZAD ZAA SPR
----------------	---------------------------------

LH/DE

102208

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions

1. **Use.** The use and area regulations of the subject property shall be limited to the provisions the CM-1 Zone, except as varied herein by the zone variance and the adjustments.
2. **Density.** Project shall comply with all provisions of the (Q)CM-1 Zone, with a maximum of 44 dwelling units.
3. **Height:** The project shall not exceed a 1.5:1 FAR, 5 stories or 55 feet.
4. **Building Orientation:** The ground floor retail space shall have frontage along Traction Avenue.
5. **Site Plan Review.** The use and development of the subject property shall be in substantial conformance with the site plan (Exhibit B), dated September 3, 2008.
6. **Parking.** The project shall provide a minimum of 2 parking spaces for each dwelling unit, except a minimum of one parking space shall be provided for each studio unit. Parking for the 3,600 square feet of retail space and 1,800 square-foot community artist space shall be in compliance with the L.A.M.C.
7. **Parking (Residential):** The applicant shall comply with the following:
 - a. Tandem parking may be used only for the spaces that are assigned and designated for a single residential unit.
 - b. Guest parking signs shall be clearly posted at building entrances. The signs shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
 - c. If any guest parking is located behind security gates, the following shall be apply:
 - i. A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.
 - ii. An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and to the units served by the secured guest parking.
 - iii. The security gate shall be set back at least 20 feet from the public right-of-way so as to provide a waiting are for guest vehicles and to prohibit blockage or interference with the public right-of way by waiting guest vehicles.
 - iv. Alternatives to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right-of-way is assured.

8. Tree Removal (Non-Protected Trees):

- a. Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
- b. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- c. The genus or genera of the tree(s) shall provide a minimum crown of 30'-50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No. 170,978), Guidelines K - Vehicular Use Areas.
- d. **Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.

9. Light. Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

10. Seismic. The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

11. Severe Noise Levels (Residential Only):

- a. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- b. The project contractor shall use power construction equipment with state-of-art noise shielding and muffling devices.
- c. A sturdy, readable construction sign shall be placed on a construction site, visible to the public.
- d. The sign shall include approved hours/days of construction and "hot line" pager/telephone numbers to responsible job captain/foreman.

12. Public Services (Street Improvements Not Required By DOT): The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

13. Location of Amenities:

- a. Common open space and areas devoted to trash/recycling storage or other storage shall not be located within 50 feet of a residential use so as not to result

in noise, odor or debris impacts on any adjacent residential uses.

14. Wall (trash/storage): Solid masonry block walls, a minimum of six feet in height, shall enclose trash and other storage areas. There shall be no openings except for gates.

15. Landscaping Plan:

- a. Provide a landscaping plan which provides planted material along the driveways, to the satisfaction of the Planning Department in consultation with the Council Office.
- b. Provide a pedestrian circulation system (sidewalks) adjacent to the driveways to reduce the potential of vehicular/pedestrian conflict.

B. Environmental Conditions

1. **Aesthetics (Landscaping).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
2. **Aesthetics (Graffiti).**
 - a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - b. The exterior of all buildings shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91,8104.15.
3. **Air Pollution (Stationary):** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
4. **Erosion/Grading/Short-Term Construction Impacts:**

Air Quality

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- e. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- g. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- h. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- i. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- j. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- k. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

General Construction

- l. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
 - m. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
 - n. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
 - o. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
 - p. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
 - q. Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
 - r. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills
5. **Explosion/Release (Asbestos Containing Materials):** Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.
6. **Single Family Dwelling (10+ Home Subdivision/Multi Family):**
- a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
 - b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
 - c. Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.

- d. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- e. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- f. Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- g. Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- h. Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.
- i. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- j. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- k. Legibility of stencils and signs must be maintained.
- l. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- m. The storage area must be paved and sufficiently impervious to contain leaks and spills.
- n. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- o. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- p. Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. ~~Rock outlet protection is a physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe.~~ Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
- q. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

7. **Public Services (Fire):** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel

from the edge of the roadway of an improved street or approved fire lane.

8. **Public Service (Police):** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.
9. **Public Services (Schools):** The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
10. **Utilites (Solid Waste):** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
11. **Transportation Project Requirements:**
 - a. All required street or alley improvements shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project. These measures shall be completed to the satisfaction of DOT and BOE prior to the issuance of any Certificate of Occupancy.
 - b. Site access and Internal Circulation. This determination does not include the final approval of the project's driveways, internal circulation, and parking scheme. However, the following general comments do apply:
 - i Two-way common driveways shall be 30 feet wide and one-way driveways shall be 16 feet wide, exclusive of side slopes. To minimize conflict between vehicles using adjoining driveways, a minimum of 50-feet of full-height curb shall be provided between driveways.
 - ii To avoid vehicles encroaching onto the public right-of-way, a minimum 20-foot reservoir spaces (distance between property line and any unit garage or access gate) shall be provided at all ingress driveways for lots containing fewer than 100 total parking spaces, and minimum 40-foot reservoir space shall be provided at all ingress driveways for lots containing 100 to 300 spaces.
 - c. Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting a detailed site and/or driveway plan, at a scale of at least 1" = 40', to DOT's Construction Services Counter (Station 23 at 201 North Figueroa Street, Third Floor) prior to submittal of building plans for plan check to the Department of Building and Safety.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

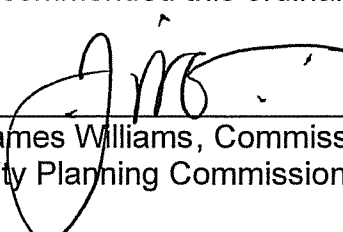
JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on December 11, 2008,
recommended this ordinance be adopted by the City Council.



James Williams, Commission Executive Assistant I
City Planning Commission

File No. _____

CONDITIONS OF APPROVAL

Administrative Conditions of Approval

1. **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.
2. **Code Compliance.** Area, height and use regulations of the RD2-1 zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **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.
4. **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.
5. **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.
6. **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.
7. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. ~~The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.~~

FINDINGS

ZONE CHANGE

1. **General Plan/Charter Findings** The subject property is located within the area covered by the Central City North Community Plan, updated and adopted by the City Council on December 15, 2000. The recently adopted Community Plan designates the subject property as Heavy Manufacturing with the corresponding zone of M3. The zone change recommendation from M3-1 to the (T)(Q)CM-1 zone is consistent with the recently adopted Community Plan's goals and objectives to establish the Artist-In-Residence District and is in substantial conformance with the purposes, intent and provisions of the General Plan.

The proposed project site is located in the Central City North Community Plan area in the Heavy Manufacturing land use category and currently zoned M3-1. The project site is located within the Eastside State Enterprise zone and the Central City Parking District and in the Artists-in-Residence District of Downtown Los Angeles. In July 2008, the Planning Department staff began the process of updating the Central City North Community Plan with a focus to address residential uses within the Artists-in-Residence District. A consideration relevant to the subject property is the creation of a manufacturing zone that would allow the new construction of residential developments within the district. The Central City North Community Plan footnotes, as indicated by the ZIMAS, do not apply to the subject site.

Artists-in-Residence District is bounded by First Street, the Los Angeles River, Sixth Street, and Alameda Street. This area located just outside Little Tokyo boundaries, is primarily made up of old warehouses now converted to artists lofts and studios. An MTA Gold Line Station is also planned for this area at Santa Fe and Third Street and is part of the Angels Walk Pedestrian District Plan. The Central City North Community plan encourages the continued and expanded development of a thriving artists-in-residence community in the plan and proposed redevelopment areas.

2. **General Plan Text.** The Central City North Community Plan text includes the following relevant land use goals, objectives, policies and programs:

Central City North Community Plan:

OBJECTIVE 1-1 of the Community Plan states; "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the of the existing residents and projected population of the Central City North Plan area to the year 2010."

The proposed project will consist of 75 joint living and work quarters. These units will provide shelter and a working space for aspiring artists, artisans and designers. The area has become a magnet for artists, artisans, and designers as demonstrated by the relocation of the Southern California Institute of Architecture (Sci-ARC) to the historic Santa Fe Freight Depot located at Santa Fe and 3rd Street and the Fashion Institute of Design and Merchandise on the corner of 9th Street and Grand Avenue.

The proposed development will take advantage of the potential viability of housing at the site, and proposes to convert an obsolete building into an adaptive reuse and mixed-use Joint Live/Work development which will generate economic value for the property, the community and the City. By increasing Los Angeles' housing stock, the project directly satisfies this objective.

OBJECTIVE 1-2 of the Community Plan states; "To locate new housing in a manner which reduces vehicular trips and makes it assessable to services and facilities."

The project will convert an underutilized site into one which will add to a node of activity that includes a 24-hour residential population. The proposed development is located in close proximity to a number of bus lines such as the MTA Number 16, 18, 58, 316 and 720 bus lines, which run along Wilshire Boulevard and Whittier Boulevard by way of 6th Street in proximity to the project. The 720 Metro Rapid Bus and Bus Nos. 16, 18, and 316 bus lines connect with the Metro Red Line at Pershing Square, which in turn allows a connection to the Blue and Green Lines. The East Side expansion of the Metro Gold Line is currently under construction and will run down 1st street. The Metro Gold Line is slated to open in late 2009 with a station within easy walking distance to the proposed project with many connections through Southern California from Union Station.

OBJECTIVE 1-4 of the Community Plan states; "to promote and insure the provision of adequate housing for persons regardless of income, age, or ethnic background."

The Applicant proposes to construct 75 joint live work quarters which will provide shelter and a working space for aspiring artists, artisans and designers. These artists are part of a diverse community with varying income, ages and they need a place to live and to create and display their art. The project offers an effective counterbalance to the more gentrified rental housing being developed around most of downtown Los Angeles.

OBJECTIVE 3-2 of the Community Plan states; "Encourage the continued development and maintenance of the Artists-in-Residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate."

The proposed project furthers the objective to develop the Artists-in-Residence community by carefully transforming an outdated manufacturing building into Joint Live/Work uses and simultaneously preserving the neighborhood character established by the older structures. The project will provide much needed retail and residential uses for occupants of the area and it meets the goals and objectives of the Community Plan by adding such units to an area designated for Joint Live/work units.

The City's Housing Element of the General Plan text includes the following relevant land use goals, objectives, policies and programs:

Housing Element

The Housing Element of the General Plan encourages the production of housing and the proposed project does not conflict with such policies. The Housing Element states that the population of Los Angeles will grow by 821,165 between 1993 and 2010. The amount of housing needed to accommodate City wide growth is estimated to be between 60,280 dwelling units (from 1998-2005) or an annual need of 8,037 dwelling units. Specifically, in the project area, in Central LA, the population will grow by 41,245 during that time. According to a report by the City Council's Housing Crises Task Force, Recommendations to Facilitate Housing Production (September 2000), there is a downward trend in terms of housing production (3,140 fewer units were built in 2000 than in 1999). Combine the projected population growth of the Housing Element with the existing overcrowding in Los Angeles County and the construction of housing becomes a major public benefit. Although the project only adds 75 new units, it helps to address the housing shortage described in the Housing Element. In addition, as an Artist-in-Residence development, the project not only provides housing for people but also convenient and unique opportunity to work at home.

Entitlement Findings

3. Zone Change Findings

- a) The recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice. in that: The Central City North Community Plan text includes the following relevant land use objectives:

Central City North Community Plan:

OBJECTIVE 1-1 of the Community Plan states; “To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the of the existing residents and projected population of the Central City North Plan area to the year 2010.”

OBJECTIVE 1-2 of the Community Plan states; “To locate new housing in a manner which reduces vehicular trips and makes it assessable to services and facilities.”

OBJECTIVE 1-4 of the Community Plan states; “to promote and insure the provision of adequate housing for persons regardless of income, age, or ethnic background.”

OBJECTIVE 3-2 of the Community Plan states; “Encourage the continued development and maintenance of the Artists-in-Residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate.”

The recommended (T)(Q)CM-1 zone is consistent with the adopted Central City North Community Plan objective to “Encourage the continued development and maintenance of the artists-in residence community in industrial areas of the proposed redevelopment plan area and of the plan” and the plan’s intent to support applications for joint living and work quarters for artists and artisans in commercial and industrial buildings. The proposed project involving 75 joint live/work dwelling units is permitted in the Artists-In-Residence District and there is a need for housing in all income levels within the artists in residence community. The mixed use project will create more opportunity for artists and artisans to enter the homeownership market. The project is convenient to public transit that travels along Alameda Avenue and convenient to the Dash. Connectivity to other public transit lines as well as freeways is within proximity to the subject site.

The City of Los Angeles Municipal Code, Planning and Zoning Code, and the Central City North Community Plan recognizes the necessity and viability of converting existing under utilized and outdated industrial and manufacturing buildings into joint live/work dwelling units. The Municipal Code Section 12.24, X 13 grants the Zoning Administrator the authority to approve such buildings for Joint Live/Work use once certain findings have been made. However, new residential construction in the Heavy Manufacturing zone is not permitted. Therefore, such projects are required to comply with the Planning Director Gail Goldberg’s Executive Memorandum dated March 21, 2007: Interim Procedures for Residential Projects on Industrial Zoned Property Determined to be No Longer Viable for Industrial Use.

2. New construction in the Artist’s District – The Department will institute the following new procedures for projects consisting of new construction within the Artists’ District as specifically defined in the Central City north Community Plan (First Street, the River, Sixth Street and Alameda); such projects shall file a zone change to a CM Zone or a (Q)M Zone. The rezoning shall permit

the residential use, and the "Q" conditions, if necessary, shall address site specific issues, including mitigation measures regarding job loss or other impacts resulting from the conversion of industrial land to non-industrial use. In these cases, no plan amendment will be required. Because the Central City North Community Plan specifically encourages residential use within this designated portion of the industrial zone, General Plan conformity findings will be made without the need for a plan amendment. These projects may be considered for filling with the departments Expediting Processing Section.

On January 3, 2008 the Department of City Planning and the Community Redevelopment Agency issued a memorandum titled "Staff Direction Regarding Industrial Land Use and Potential Conversion to Residential or Other Uses" ("The Memorandum".) The Memorandum designates the Artist-In-Residence District as a "Transition District." A Transition District is:

Areas where the viability of industrial use has been compromised by significant land use conversions of the adoption of "Alternative Policies" (AP) such as Specific Plans or Transit Oriented Districts (TOD), and where this transition to other uses should be continued. Unlike "Industrial Mixed Use Districts," stand-alone housing or mixed-use developments containing housing and commercial uses may be appropriate in "Transition Districts."

The proposed project fits the "New construction in the Artist's District" category in the March 21, 2007 Director's Memorandum and the zone change requests and the related entitlements filed herein are consistent with the intent of the memo. As the property is located in a Transition District, the zone change to CM-2 is consistent with January 3, 2008 the Department of City Planning and the Community Redevelopment Agency Memorandum, and with the intent and purpose of the Community Plan.

- b) The action, as recommended, has been made contingent upon compliance with the "(T)" and "(Q)" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

4. ZONE VARIANCE FINDING

- a) **That strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning regulations.**

Pursuant to Los Angeles Municipal Code Section 12.27 A, the applicant is requesting a Zone Variance to permit 10,490 sq. ft. of new subterranean residential parking for nineteen residential parking spaces and open space in the M3-1 Zone of the Artists' District. The proposed project is the construction of a Mixed-Use development within the Artist-in-Residence District consisting of 31,470 square feet of Adaptive Reuse of an existing warehouse building in the M3-1 Zone and 52,156 square feet of new construction in the proposed CM-1 zone, resulting in a grand total of 83,626 square feet building area. The mixed use project includes 75 joint live/work dwelling units for artists and artisans, in conjunction with 6,900 square feet of ground floor commercial retail and 1,800 square feet of artist community space. Commercial and residential parking as well as open space (pool) will be provided. Because of the unique design of the construction of this proposed mixed-use joint live/work development, 10,490 sq. ft. of subterranean

residential parking and a roof top pool will be located within the M3-1 Zone portion of the site, which requires a variance.

The City of Los Angeles Municipal Code, Planning and Zoning Code, and the Central City North's Community Plan, recognizes the necessity and viability of converting existing underutilized and outdated industrial and manufacturing buildings into joint live/work quarters. Municipal Code Section 12.24, X-13 grants the Zoning Administrator permission to approve this type of use once certain findings are made. This mixed-use residential project is also consistent with the M3 Zone's list of permitted uses within the Artist-in-Residence, Industrial Mixed Use District, Central City North – Alameda Analysis Area 3:

“Preserve industrial zoning consistent with Central City North Community Plan; allow industrial, neighborhood-serving commercial, and neighborhood-scale professional service/office uses. Maintain and strengthen Artist-in-Residence District as established in the Community Plan; continue to allow live/work uses and adaptive reuse of existing buildings. Allow new residential construction only when it is consistent with and supports the intent of the Artist-in-Residence District, with requirement for affordable artist housing and other community benefits. Support pedestrian linkages to LA River through design and infrastructure improvements as identified in LA River Revitalization Master Plan (LARRMP) prioritizing 1st and 4th Streets”.

The mixed-use project is an adaptive reuse development with components of new construction. The project meets intent of the policy fostered citywide by the City's Live/Work ordinance and adaptive reuse ordinance – promoting the conversion of obsolete commercial and industrial structures to provide housing opportunities in unique urban areas of the City. The proposed project is also an addition to the Artists-in-Residence District where there is an established joint live/work loft community of artists and artisans already living and working in the immediate community. Moreover, the proposed project and this requested variance is consistent with Planning Director Gail Goldberg's Executive Memorandum regarding; *Interim Procedures For Residential Projects on Industrial Zoned Property Determined To Be No Longer Viable For Industrial Use*.

The property is no longer viable for manufacturing or warehouse usages. The currently existing “Crazy Gideon's” appliance and electronics store has been losing business due to the increased ease of on-line purchases, and the recent decline of the economy. In 2004, Gideon's business could no longer support the overhead that it had at it's height of business and the employee count dropped to 87. This trend continued in 2005, to 56 employees, in 2006 to 43 employees, in 2007 to 31 employees, and in 2008 it fell to less than 25.

Strict adherence to the code would prevent the full realization of the project that contains both new construction and the adaptive reuse components. The zoning regulations allow certain uses in the various zones in order to achieve compatibility and harmony between respective uses. Such regulations, however, are written on a citywide basis and cannot take into account individual unique characteristics of a site, such as existing footprints of buildings that were built over half a century ago, the transition of a neighborhood or the growing residential population of the Artists-in-Residence District, in this instance. The strict application of the provisions of the Zoning Ordinance would clearly result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations, specifically the adaptive reuse ordinance since such application conflicts with the objective to establish and expand joint

live/work uses with the Artists-in-Residence District through new construction developments.

- b) That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

Currently, the proposed project site consists of a warehouse and an adjoining parking lot located within the M3-1 (Heavy Industrial) Zone. The project site will be partially rezoned to CM-1 to allow for the new residential construction component of the development, while the remaining portion will maintain the existing M3-1 zone to allow for the adaptive reuse of the warehouse structure into a residential use. However, the M3-1 portion of the project does not permit residential uses, unless approved pursuant to the Adaptive Reuse Ordinance.

The surrounding area has already experienced and continues to experience a transition from industrial uses to residential uses as evidenced by the occupants in the Artists-in-Resident District. Buildings that were once used for manufacturing purposes have been adaptively transformed into Artists-in-Residence joint live/work units. Most of the buildings that were transformed into residential uses provided limited or no parking for the residential use and many provided no residential amenities such as a pool or open space.

The unique circumstances of this site is that it contains an obsolete warehouse building and an adjoining parking lot in the Artists-In-Residence District that encourages the adaptive reuse of such structures, but restricted by the current M3-1 zone from providing certain elements of resident uses. The Adaptive reuse ordinance allows for the reuse of the buildings in M3-1 zone for joint live/work spaces, but does not provide for the right to construct new residential buildings or residential uses such as parking, open space., etc.

- c) That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other properties in the same zone and vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The variance to allow the residential parking and open space in the M3-1 zone is necessary for the preservation and enjoyment of a substantial property right that is generally enjoyed by other properties in the same zone and vicinity.

All surrounding sites fall within the same Heavy Manufacturing land use designation (M3-1 Zone), Eastside State Enterprise Zone, Central Industrial Redevelopment Project Area, and within the Central City North Community Plan's Artists-in-Residence District. The immediate neighborhood is filled with Lofts, local art galleries, coffee shops, and cafes, as well as industrial warehouses.

Many Joint Living and Work developments have been completed in the Artists-in-Residence District, creating a more vibrant, 24-hour neighborhood with an active street life and neighborhood serving amenities. These recent developments and current proposals include: To the southeast of the site, across Molino Street, are the "Molino Street Lofts", currently being sold as Joint Living and Work condominium units, serving local artists and artisans. Molino Street Lofts includes 91-units as well as amenities such as a rooftop pool, fitness room, and off-street parking structure which provide 91 parking spaces (one space per unit). Approximately two blocks to the north are the "Barker Block Lofts", which is a 297 joint live/work condominium complex with the Artists-in-

Residence District with roof top pools, gardens and open spaces. The Nabisco Building contains 229 units and accessory retail space, the Toy Factory Lofts contains 119 units and accessory retail space, and the Factory Place Lofts contains 80 units; as well as there are numerous smaller projects throughout the neighborhood. The loft-style design of the units, which maintain a majority of the existing facades, helps to maintain the area's industrial streetscape aesthetic.

The granting the variance would permit the enjoyment of a property right that has been enjoyed others in the same area and provide for a development of this in keeping with the objectives of the Community Plan, Adaptive Reuse Ordinance and Artist-In-Residence District.

- d) That the granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The granting of the variance to permit residential parking and open space in the M3-1 Zone will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located as such grant will allow for a mixed used project that will be completely compatible and consistent with the surrounding uses in the Artists-in-Residence District. The proposed mixed use project with joint live/work units and other residential amenities use will actually benefit the public welfare by providing local residents, artists and designers, a place to live and work close to school and work. The Southern California Institute of Architecture has also encouraged the need for adjacent housing for architectural students near the school. The creation of a successful mixed use joint live/work project at this site benefits the community by maintaining the aesthetic character of the area while at the same time enhancing the economics, livability, security, of the neighborhood. The project rejuvenates the area by introducing new artisans and designers to the area who will contribute to helping build a sense of community in the area and will have a vested interest in maintaining and improving the neighborhood as stakeholders. The residents of the project will be seeking a unique urban living experience and will be aware of the nearby industrial uses. These new joint live/work residents will also be part of the growing awareness that the surrounding area is in transition to a growing Artists-in-Residence District.

- e) That the granting of such variance will not adversely affect any element of the General Plan.**
-

The granting of the variance to permit the residential parking and open space in the M3-1 zone will not have an adverse impact on the General Plan, but will advance some objectives of the plan. The proposed project site is located in the Central City North Community Plan an Element of the General Plan, and in the Industrial Land Use Project / Industrial Mixed Use Project Area 3, which was last updated and adopted in December of 2007. The property has a Heavy Manufacturing General Plan land use designation and currently zoned M3-1.

The subject site is also within the Artists-in-Residence District, which identifies the presence of the artists and artisans as an integral part of the Central City North's Community Plan. In addition, the project is within the boundary of the "Art's District" as defined by the Historic Cultural Neighborhood Council. The area is bounded by portions of 1st and 3rd Streets to the North, Alameda Street to the west, 6th Street to the south, and the Los Angeles River to the east.

Finally, the proposed project site is located in the Central Industrial Redevelopment Project area and is consistent with the Central City North's Redevelopment Plan and the Industrial Land Use Project's Area 3. The project site is within an area that involves an assessment of existing conditions and the potential to redevelop the Alameda East area as a "modern" industrial area.

The granting of the variance to permit the residential parking and the open space in the current M3-1 portion of the project site benefits some goals and objectives of the General Plan.

5. ZONING ADMINSTRATOR' DETERMINATION FINDINGS

a) That the proposed location will be desirable to the public convenience or welfare.

The proposed location of the mixed use project is desirable to the public convenience and welfare as its redevelopment will help address of much of the needed housing and jobs in the City of Los Angeles, particularly in the Artists-in-Residence District in the Central City North Community Plan.

The proposed project will revitalize an industrial an area that has been underutilized and underperforming for many years. The interior remodel of the existing building, along with a new construction component, will contribute to the local stakeholder's efforts in the Artists-in-Residence Districts to maintain a distinct neighborhood character and aesthetic quality established by the 1920's era buildings.

The proposed project is also desirable to the public convenience and welfare in so far as it will:

- 1) help expand and revitalize the Artist-in-Residence District in the Community Plan area with the new Joint Live/Work product and assist in establishing a critical mass of artists and artisans.
- 2) provide another example of the reuse of an obsolete building ill-suited to modern industrial requirements.
- 3) improve the economic and social benefits of the Central City North Community Plan area of through added safety and security
- 4) help in realizing an objective of the Transportation Elements of the City's General Plan by providing housing near the Metro Gold Line and other transportation corridors where residents will be able to utilize mass transit options as opposed to automobiles.

Housing Benefit:

Adding Joint Live/work units creates an additional public benefit by promoting economic activity and increased safety in the area. The placement of a new viable use in an outdated industrial warehouse building increases the economic value and tax base of the proposed location and the surrounding area as well. Also, the spending by the new joint live/work residents will go towards goods and services in the area. This activity will have an indirect economic benefit to the area. The safety of the area is improved when individuals live and work in the area 24 hours a day seven days a week. The new Joint Live/Work residents, which will primarily be property owners, are typically vigilant in reporting and deterring criminal activity in order to maintain the safety and well-being of the community.

The construction of new Joint Live/work developments will incrementally address the needs of the growing population of the Central City North Community Pan Area as well

as address the citywide overcrowding issues. In addition, by locating Joint Live/Work units near jobs and mass transit options, this project directly addresses the needs of urban residents. Moreover the project will also be a substantial catalyst to additional growth in the Artists-in-Residence District. As stated in the Central City North Community Plan, the presence of artists in this area is a distinct and integral part of the Central City North Community. The Community Plan indicates that Artists-in-Residence housing occupies an even larger area of Central City North between the Santa Ana Freeway and the Santa Monica Freeway and between Alameda Street and the Los Angeles River. A substantial loft community exists adjacent to the project location just inside the boundaries of the Artist-in-Residence District. The location of this project is thus additionally desirable to the public because it places more residential units within the Artist-in-Residence District, thus further revitalizing an area that will eventually help to make such housing type more appealing to other areas within and adjacent to the Central City North Community Plan area.

Jobs Benefit:

A number of government agencies have concluded that there is a decline of manufacturing and industrial uses in the M3-1 zone and there has been an exodus of businesses and significant job losses in this area. However, new mixed-use Joint Live/Work developments have contributed to the recent increases in new jobs in industrial buildings that had once been vacant or underutilized.

For example, the Zoning Administrator approved the construction of 130 units of Joint Living and Work Quarters with ground floor entitlements (ZA-2002-4041-ZAD-ZV-YV: 1855 Industrial Street "Toy Factory Lofts"). The Toy Factory manufacturing building provided up to twenty-five jobs during the last ten years of operation before its conversion into a mixed-use development. Today, this mixed-use development with its Joint Live/Work units has created over 200 new jobs according to the property owner Linear City. Many residents are operating their businesses within their live/work units and along the ground floor with restaurants employing 46 employees, a market, a gym and a retail organic chocolate store. The incomes of these new jobs range from over six digits to those with moderate wages who earn supplemental income in tips which can result in a net income as high as \$50,000 to \$60,000 per year. Another recently approved Zoning Administrator's case (ZA 2006-4741(CUB): 1820-1850 Industrial Street "The Biscuit Lofts") was for the conversion of a former industrial building that had been vacant building for over 20 years and today, seventeen new businesses are located within the new Joint Live/Work units, ranging from artists, post-production studios, to land use consulting firms and including a new ground floor restaurant.

In addition to the economic activity created, the construction of joint live/work units creates an additional public benefit by creating a daytime, as well as a nighttime, population and thereby increases the public safety in the area. The buildings that were once vacant and a source of nuisance activity are now turned into buildings that maintain a high occupancy level and provide with more residents looking out for the neighborhood. Joint Live/work units enable the growth of start up artisan and entrepreneurial endeavors that foster job and tax revenue growth and add new community stakeholders at the same time. The establishment of new viable uses in underutilized industrial warehouse buildings increases the area's economic productivity, raising property values and tax revenues along with improving safety; the public welfare benefits from such projects in the Artists-in-Residence area.

b) That the project is in proper relation to adjacent uses or development of the community.

The proposed project is in proper relation to adjacent uses or developments in the area since residential uses, predominantly in the form of Joint Live/work units, have been established within the Artists-in-Residence District. The existing building is an underutilized warehouse structure in the M3-1 zone. Heavy manufacturing uses are limited in this area, which means that the likelihood that such a use would return to the site or the existing building is very limited.

Joint Live/work units have existed in the downtown area of Los Angeles area for over 25 years. The approval of similar projects demonstrates that the current project is proper in relation to the adjacent uses and developments in the area. In March 2006, a Zoning Administrator's request was approved (ZA 2005-3672(ZAD)(SPR)) to permit the conversion of existing buildings to 297 Joint Live/Work Artists-in-Residence condominiums in the M3-1 Zone at a site located at 530 Hewitt Street.

In May, 2004, the Zoning Administrator office approved a request (ZA 2003-6888 (ZAD)) for the conversion of an existing building having 95 Artists-in-Residence condominiums in the M3-1 Zone at a site located at 530 Molino Street. In 2003, the Zoning Administrator office approved a request (ZA 2002-4041(ZAD)(ZV)(YV)) to convert a building at 1855 Industrial Street into 130 AIR condo units. The establishment of such residential uses in the area demonstrates that this project is in proper relationship to the existing development and uses of the area. These approved developments and their occupants have become a part of the community's fabric.

The proposed project would allow a currently underutilized warehouse building to be converted to a use that would benefit the area and the city. Redevelopment of the area is encouraged if buildings are not left vacant or underutilized. The loss of traditional manufacturing has substantially reduced the vitality of the area for heavy industrial use. Few new traditional manufacturing uses exist in the area which could negatively impact the residents of the area. The manufacturing uses that remain are not of a hazardous nature. Due to the economic trends that forced heavy manufacturing out of downtown, it is very unlikely that traditional heavy manufacturing jobs will return to the Artists-in-Residence District. Therefore, the proposed Joint Live/Work project is in proper relation to the developments of the Artists-in-Residence District.

c) Will not be materially detrimental to the character of development in the immediate neighborhood.

The proposed project will not be materially detrimental to the character of development in the neighborhood. This project protects the aesthetic character of the neighborhood by preserving the existing warehouse building, while at the same time rejuvenating the area with some new construction. The conversion of industrial buildings into residential live/work units has already taken place in neighborhoods adjacent to the subject site within the Artists-in-Residence District.

The exterior walls of the existing building will be rehabilitated to recreate masonry facades and distinctive industrial style, while the new construction portion of the project will be designed to compliment the existing building. All new construction will be sensitive to the industrial setting, with clean modern design using appropriate materials including metal siding and industrial-style windows. The project is designed to fit into the existing Artists-in-Residence District, linking its retail and artists community space to

the outside community, thus creating an opportunity for a shared communal experience for the occupants of the complex.

The project rejuvenates the area by adding people to the area and further developing a 24-hour seven-days a week community. These live/work residents will help to build a sense of community in the area where residents will have a vested interest in maintaining and improving the community. The security of the area will be increased with the creation of a residential population 24 hours a day along with the street activation through the ground floor retail component. Not only will these new residents increase the security of the area, they will also spend time and money in the area. The building will feature street level storefronts that will contribute to an active street experience. Individual unit entries at the street level, street trees, and retail uses will be incorporated into the project design to further enhance the vitality of the street experience and will serve as amenities to the entire neighborhood. These indirect security and economic benefits will help contribute to the vitality of the community.

Live/work residents of the project will be seeking a unique urban living experience and will be aware of the nearby industrial uses. Therefore, the location of live/work artisan units near existing industrial uses will not result in conflicts or complaints. This project will maintain the social character of the area while at the same time enhancing the economics and livability of the area.

d) Will be in harmony with various elements and objectives of the General Plan.

The proposed project site falls within the Central City North Community Plan ("Community Plan") area and is in harmony with the various elements and objectives of the General Plan. The mixed-use project is consistent with the Central City North Community Plan, the Housing Element of the General Plan, the Redevelopment Plan for the Central Industrial Redevelopment Area, and the Planning and Zoning code for Live/Work loft residences within the Artists-in-Residence District.

The proposed project is also consistent with the Land Use/Transportation Policies from the Transportation Element of the General Plan, which include objectives such as 1) Focus on future growth of the City around transit stations, 2) Increase land use intensity in transit station areas where appropriate, 3) Provide for places of employment, and 4) Reduce reliance on the automobile. (Transportation Element, Objectives Page 3.) This type of proposed development, located in proximity to downtown and to a number of bus lines, rail lines, and Union Station, will reduce the demand for automobile vehicles and will reduce the number to and from the site.

Central City North Community Plan:

OBJECTIVE 1-1 of the Community Plan states; "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the of the existing residents and projected population of the Central City North Plan area to the year 2010."

The proposed project will consist of 75 joint living and work quarters. These units will provide shelter and a working space for aspiring artists, artisans and designers. The area has become a magnet for artists, artisans, and designers as demonstrated by the relocation of the Southern California Institute of Architecture (Sci-ARC) to the historic Santa Fe Freight Depot located at Santa Fe and 3rd Street and the Fashion Institute of Design and Merchandise on the corner of 9th Street and Grand Avenue.

The proposed development will take advantage of the potential viability of housing at the site, and proposes to convert an obsolete building into an adaptive reuse and mixed-use Joint Live/Work development which will generate economic value for the property, the community and the City. By increasing Los Angeles' housing stock, the project directly satisfies this objective.

OBJECTIVE 1-2 of the Community Plan states; "To locate new housing in a manner which reduces vehicular trips and makes it assessable to services and facilities."

The project will convert an underutilized site into one which will add to a node of activity that includes a 24-hour residential population. The proposed development is located in close proximity to a number of bus lines such as the MTA Number 16, 18, 58, 316 and 720 bus lines, which run along Wilshire Boulevard and Whittier Boulevard by way of 6th Street in proximity to the project. The 720 Metro Rapid Bus and Bus Nos. 16, 18, and 316 bus lines connect with the Metro Red Line at Pershing Square, which in turn allows a connection to the Blue and Green Lines. The East Side expansion of the Metro Gold Line is currently under construction and will run down 1st street. The Metro Gold Line is slated to open in late 2009 with a station within easy walking distance to the proposed project with many connections through Southern California from Union Station.

OBJECTIVE 1-4 of the Community Plan states; "to promote and insure the provision of adequate housing for persons regardless of income, age, or ethnic background."

The Applicant proposes to construct 75 joint live work quarters which will provide shelter and a working space for aspiring artists, artisans and designers. These artists are part of a diverse community with varying income, ages and they need a place to live and to create and display their art. The project offers an effective counterbalance to the more gentrified rental housing being developed around most of downtown Los Angeles.

OBJECTIVE 3-2 of the Community Plan states; "Encourage the continued development and maintenance of the Artists-in-Residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate."

The proposed project furthers the objective to develop the Artists-in-Residence community by carefully transforming an outdated manufacturing building into Joint Live/Work uses and simultaneously preserving the neighborhood character established by the older structures. The project will provide much needed retail and residential uses for occupants of the area and it meets the goals and objectives of the Community Plan by adding such units to an area designated for Joint Live/work units.

Housing Element

The Housing Element of the General Plan encourages the production of housing and the proposed project does not conflict with such policies. The Housing Element states that the population of Los Angeles will grow by 821,165 between 1993 and 2010. The amount of housing needed to accommodate City wide growth is estimated to be between 60,280 dwelling units (from 1998-2005) or an annual need of 8,037 dwelling units. Specifically, in the project area, in Central LA, the population will grow by 41,245 during that time. According to a report by the City Council's Housing Crises Task Force, Recommendations to Facilitate Housing Production (September 2000), there is a downward trend in terms of housing production (3,140 fewer units were built in 2000 than in 1999). Combine the projected population growth of the Housing Element with the existing overcrowding in Los Angeles County and the construction of housing becomes a major public benefit. Although the project only adds 75 new units, it helps to

address the housing shortage described in the Housing Element. In addition, as an Artist-in-Residence development, the project not only provides housing for people but also convenient and unique opportunity to work at home.

Central Industrial Redevelopment Project:

A goal of the Central Industrial Redevelopment Plan is to revitalize the industrial neighborhoods of the Central City North Community Plan area. The proposed project is consistent with many of the goals and policies which try to reduce blight, increase property values and tax revenues, and provide a sound housing stock through rehabilitation. The following sets forth the ways in which the project meets and addresses the goals stated in the Redevelopment Project plan.

Goal 2: Elimination of conditions of blight and deterioration within the Project Area, and prevention of the establishment of new blight through the removal of structures, removal of incompatible uses, rehabilitation of deteriorated structures and structures requiring modernization for appropriate use, and redevelopment of underutilized and vacant parcels, where appropriate.

The proposed project will convert an underutilized site into one which will contribute to a node of activity in the Artists-in-Residence District that includes a 24-hour a day residential population. This conversion will require a substantial amount of investment of money into refurbishing the existing building and constructing a new structure and replace deteriorated infrastructure. The 24-hour a day activity and population will also act as a deterrent to the illicit activities that currently take place in the area. The net effect of this project will be the elimination of blight from this site and the surrounding area.

Goal 3: A healthy industrial environment which generates and attracts new private investment and increases job opportunities, property values and tax revenues.

While the propose Joint Live/Work mixed use project is not a traditional manufacturing use, it will achieve many of the objectives of the redevelopment plan. The conversion will have the positive effect on the property value of the site and will substantially increase the property taxes generated from the site and attract new private investment. Artists that live and work in the same unit are starting up businesses that are increasingly becoming critical contributors to the economic landscape of Southern California and this project will increase the use of this industrial area of the City for work performed by artists and artisans.

Goal 4: Sound housing stock, conserved through rehabilitation and affordable housing with supportive services where necessary and appropriate for residents of all income levels, including artists-in-residences and live-work residents.

The construction of 75 units in a range of sizes and prices will add to a housing stock that will serve the diverse needs of the area and the City's population. Some of the units will be constructed with the existing warehouse building. Consequently, the existing structure will be rehabilitated without altering its unique character and its contribution to the neighborhood character. The new component of the development will be design to compliment the existing buildings. The project also includes retail and artist community space that will provide services to joint live/work residents of the project and the neighborhood.

Planning and Zoning Code

The City of Los Angeles Municipal Code, Planning and Zoning Code, and the Central City North's Community Plan, recognizes the necessity and viability of converting existing underutilized and outdated industrial and manufacturing buildings into joint live/work quarters. Municipal Code Section 12.24 X13 grants the Zoning Administrator permission to approve this type of use once certain findings are made. This mixed-use residential project is also consistent with the M3 Zone's list of permitted uses within the Artist-in-Residence, Industrial Mixed Use District, Central City North – Alameda Analysis Area 3:

“Preserve industrial zoning consistent with Central City North Community Plan; allow industrial, neighborhood-serving commercial, and neighborhood-scale professional service/office uses. Maintain and strengthen Artist-in-Residence District as established in the Community Plan; continue to allow live/work uses and adaptive reuse of existing buildings. Allow new residential construction only when it is consistent with and supports the intent of the Artist-in-Residence District, with requirement for affordable artist housing and other community benefits. Support pedestrian linkages to LA River through design and infrastructure improvements as identified in LA River Revitalization Master Plan (LARRMP) prioritizing 1st and 4th Streets”.

The project site is an adaptive reuse development with a component of new construction. The project's intent complies with the policy of the City's Live/Work ordinance and adaptive reuse ordinance – promoting the conversion of obsolete commercial and industrial structures to provide housing opportunities in unique urban areas of the City. The proposed project is also complimentary to the Artists' District's existing Live/Work loft community of artists and artisans already living and working in the immediate community. Moreover, this proposed project is consistent with Planning Director Gail Goldberg's Executive Memorandum regarding; *Interim Procedures For Residential Projects on Industrial Zoned Property Determined To Be No Longer Viable For Industrial Use.*

For the reasons explained above the project is consistent with the elements and objectives of the General Plan.

- e) That the uses of the properties surrounding the proposed location of the joint living and work quarters and the use of the proposed location will not be detrimental to the health, safety and welfare of the prospective residents of the quarters:**

The surrounding property uses will not be detrimental to the health, safety and welfare of the prospective residents of the newly constructed Joint Live/Work development because many of the uses are residential uses in the form of joint live/work quarters or neighborhood serving retail although they are located in the M3-1 zone

As part of the application process, the City Planning's Staff analyzed the impacts of the proposed project on the site and the existing influences of the area on the new inhabitants. Conditions have been imposed on the project to insure that the health, safety and welfare of the prospective residents are safeguarded. Furthermore, input from the testimony of the neighborhoods was considered in formulating measures to mitigate the impacts on the prospective users. Prospective residents will be advised of the zoning and uses that are adjacent and surrounding the project location.

The proposed project includes new construction that is required to submit plans to the Department of Building and Safety that will confirm that the project complies with the Building code requirements include accessibility, fire and life safety and seismic provisions designed to protect the residents of the units.

In March of 2006, the Zoning Administrator's Office approved case ZA-2005-3672(ZAD)(SPR) to permit the conversion of the Barker Block buildings into 297 live/work lofts for artists and artisans at 530 S. Hewitt St. In November of 2001, Zoning Administrator's approved case ZA 2001-2828(ZAD) to permit the conversion of 43 joint living and working quarters for artists and artisans at 2117 East 7th Place. The establishment of joint live/work units in the Artist-in-Residence District, and in the nearby M3-1 Zone, demonstrates that the properties surrounding this site will not be detrimental to the health, safety or welfare of the residents of this proposed project.

- f) **That the proposed joint living and work quarters will not displace viable industrial uses and will not substantially lessen the likelihood that the property will be available in the future for industrial uses:**

As mentioned before, for various economic reasons along with the demands of the industrial sector, manufacturing jobs and uses are relocating away from the downtown area of Los Angeles. Consequently, many of the buildings in the area are being occupied by non-traditional manufacturing uses if they are occupied at all.

The proposed project will not displace viable uses, nor will it substantially lessen the likelihood that the property will be available for industrial uses in the future because the site and the surrounding area have already been abandoned by the heavy manufacture users for such purposes. The subject and immediate neighborhood are now characterized by residential developments, coffee shops, cafes, and art galleries which are utilized by the local residents of the Artists-in-Residence District. The area has been a thriving residential and commercial neighborhood for joint live/work artists and artisans for over 20 years. The possibility of heavy industrial uses in the future for the project site no longer exists.

6. ZONING ADMINISTRATOR'S ADJUSTMENT FINDINGS:

- a) **That the granting of such adjustments will result in development of compatible and consistent with the surrounding uses.**

The Zoning Administrator's Determination and the Zoning Administrator's Adjustment requests are being considered together to allow the proposed mixed-use project consisting of 75 Joint Live/Work Dwelling Units for artists and artisans to maintain a zero-foot side yard and rear yard setbacks. Since the project is comprised of an Adaptive Reuse of a former warehouse building in the existing M3-1 Zone and the construction of a new building in the proposed new (T)(Q)CM-1 zone, the authority to grant relief from the Municipal Code yard requirements are different.

The Zoning Administrator's Determination, pursuant to Section 12.24, X. 13 (c) of the Municipal Code, is required to permit the maintenance of the zero foot side and rear yard setbacks in lieu of the minimum 8-foot side yard setback required by Section 12.19, C.2 and the minimum 17-foot rear yard setback required by Section 12.19, C.3 in order to utilize the footprint of the existing warehouse building in the M3-1 Zone in the Artists-in-Residence District (Lot Nos. 53-55), and;

The Zoning Administrator's Adjustment, pursuant to Section 12.28 of the Municipal Code is required to permit the maintenance of the zero foot side and rear yard setbacks in lieu of the minimum 8-foot side yard setback required by Section 12.19 C.2 and the minimum 17-foot rear yard setback required by Section 12.19 C.3 in order to utilize the footprint of the proposed new construction of a residential building (Lot Nos. 48-52).

The granting of the requests for a reduction in the side yard and rear yard setbacks will allow for the development of a mixed-use project that will be compatible and consistent with the surrounding uses. The grant allows the residential component of the development, which includes residential units and parking, to be built up to the property lines. The Code allows the retail component, which includes a possible art gallery for local artists and some retail parking, to be built along the property lines.

The surrounding uses consist of light industrial, warehouses, neighborhood commercial and residential uses. The surrounding area is experiencing a transition from heavy industrial uses to residential as evidence by the presence of a number of former industrial buildings that have been adapted to residential use. The commercial and light industrial uses are also found in structures that were formerly used by heavy manufacturer users.

Many underutilized properties have been converted to joint live/work residential units, either by way of a conditional use permit process or pursuant to the Adaptive Reuse Ordinance. The character of the neighborhood continues to change to include more types of residential uses, while maintaining the industrial appearances of the buildings and the neighborhood. However, many of these projects have been developed without providing parking or they have provided very minimal parking. The result has been residential developments with no parking or mixed use projects with only ground floor parking for retail purposes.

This proposed mixed use project, consisting of 31 adaptive reuse joint live/work units and 44 newly constructed joint live/work units, will provide ground level parking for the retail use as part of the new construction and two levels of below grade parking will be developed for residential use. The below grade parking will extend under the existing warehouse building and the new building. The parking for both the residential use and the retail use will be built up to the property line. Residential units along the northerly, southerly and easterly elevations will be developed along the property lines to maintain the appearance of an industrial building.

The granting of the Adjustment and Determination will result in a development that is compatible and consistent with surrounding uses.

b) That the granting of such Adjustment/Determination will be in conformance with the intent and purpose of the General Plan.

The granting of a reduction the required side and rear yard setbacks for the residential component of the mixed use project will not adversely impact any part of the General Plan. The proposed mixed-use project is consistent with the following objectives of the Central City North Community Plan:

Objective 1-1: "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of

the existing residents and projected population of the Central City North Plan area to the year 2010”.

Objective 1-2: “To locate new housing in a manner which reduces vehicular trips and makes accessible to services facilities”.

Objective 3-2: “Encourage the continued development and maintenance of the Artist-in-Residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate”.

The proposed construction of 75 joint live/work dwelling units will provide shelter and a working space for artists, artisans and designers. The surrounding industrial area has attracted a variety of artists, artisans and designers as demonstrated by the relocation of the Southern California Institute of Architecture (Sci-Arc) to the historic Santa Fe Freight Depot located at Santa Fe and 3rd Street and Fashion Institute of Design Merchandise on the corner of 9th Street and Grand Avenue. The proposed project will transform an outdated industrial warehouse building into several joint live/work units while preserving the character of the older structure and will achieve several goals and objectives of the Community Plan by adding artist-in-residence district area of downtown.

The proposed subterranean parking garage is needed to provide parking for residents of the joint live/work units and the ground level parking is needed for the patrons and employees of the ground floor retail. The parking for both uses will be built along the property lines. Thus, the parking design adheres to the industrial character of the neighborhood and conforms to the intent and purpose of the General Plan to encourage the development of the Artist-in-Residence community.

Also, the project is consistent with the following objectives of the Housing Element:

Objective 2.1: Promote housing strategies which enhance neighborhood safety and sustainability and provide for adequate population, development, and infrastructure and service capacities within the City and each community plan area, or other pertinent service area.

Objective 2.3: Encourage the location of housing, jobs, and services in mutual proximity. Accommodate a diversity of uses that support the needs of the City’s existing and future residents.

The objectives of the Housing Element stated above are achieved by allowing the reductions in the side and rear yard setback requirements which will make the project compatible and consistent with surrounding developments as well. The mixed-use project consists of an Adaptive Reuse component, pursuant to the Adaptive Reuse Ordinance, which is a strategy to increase housing in the area. The project also contains a new construction component that will be constructed in a portion of the site that will be rezoned to CM-1, which is a zone permitted to have residential uses. The grant to allow the residential component to encroach into the required setback area complies with the objectives to promote a housing strategy and to locate housing in close proximity to jobs.

The project is consistent with the following of the Central Industrial Redevelopment Plan area:

The goal of the Central Industrial Redevelopment Plan is to revitalize the Plan area. The proposed project is consistent with many of the goals and policies which try to reduce blight, increase property values and tax revenues, and provide a sound housing

stock through rehabilitation. The following sets forth the ways in which the project meets and addresses the goals stated in the Redevelopment Project plan.

Goal 2: Elimination of conditions of blight and deterioration within the Project Area, and prevention of the establishment of new blight through the removal of structures, removal of incompatible uses, rehabilitation of deteriorated structures and structures requiring modernization for appropriate use, and redevelopment of underutilized and vacant parcels, where appropriate.

The proposed project will convert an underutilized site into one that will contribute to the node of activity within the neighborhood. The Adaptive Reuse will require the investment of a substantial amount of money to refurbishing the existing building and to construct a new structure and contribute to updating a deteriorated infrastructure. The transformation of the site will also act as a deterrent to the illicit activities that currently take place in the area. The net effect of this mixed use project will help eliminate blight from this site and the surrounding area.

Goal 3: A healthy industrial environment which generates and attracts new private investment and increases job opportunities, property values and tax revenues.

While the proposed mixed-use project is not a traditional manufacturing use, it will achieve the intent of many of the objectives of this goal. The conversion of an underutilized site into desperately needed housing will attract private investment to the area, will have a positive effect on the property values surrounding the site and will substantially increase the sales and property taxes generated from the site. Artists and artisans that live and work in the same units are primarily starting up businesses that are increasingly becoming critical players in the economic landscape of Southern California and this mixed use project will facilitate the use of this industrial area of the City for work by artists and artisans, while at the same time creating new jobs.

Goal 4: Sound housing stock, conserved through rehabilitation and affordable housing with supportive services where necessary and appropriate for residents of all income levels, including artists-in-residences and live-work residents.

The creation 75 joint live/work units in a variety of sizes and prices add to the inventory of housing that will serve the diverse needs of the area and the City's population. Some joint live/work units will be constructed inside existing warehouse buildings. Consequently, the existing structure will be rehabilitated without altering the traditional make-up of the area. Some of the joint live/work units will be part of the new construction where the exterior design will be consistent with the exteriors found on many of the existing buildings. The project also includes retail space that will provide neighborhood services to residents of the project and the neighborhood.

c) That the granting of an Adjustment is in conformance with the spirit and intent of the Zoning Ordinance of the City.

The granting of the request to allow a zero-foot side yard and rear yard setbacks is in conformance with the spirit and intent of the Zoning Ordinance. The intent of the Zoning Code is to provide orderly and compatible development throughout the City and the Adaptive Reuse Ordinance and Artists-in-Residence District encourages the reuse of obsolete industrial structures for residential purposes. The proposed project conforms to the spirit of the code and ordinance since it is designed to be compatible with the existing development of this industrial area.

The requirement of the code that the new residential construction component and the associated parking garage be set back off the lot lines conflicts with the spirit and intent to create a residential community that is compatible and consistent with the surrounding area. The surrounding area is predominantly existing industrial buildings built from property line to property line. All the new and recently approved adaptive reuse residential projects in this area are consistent with this existing development typology where the entire lot is covered. Consequently, the approval of the zero yards for this proposed project is consistent with the spirit and intent of the Zoning Ordinance.

d) That there are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated.

No adverse impacts will be created from granting a reduction in the side yard and rear yard setback areas of the project. The neighboring building along the east boundary line currently sits on the property line, while the existing parking lot is currently built up to the westerly property line. The Central City North industrial area is characterized by large buildings built to the property line. This project will provide more articulation in which each level of the parking garage, ground floor retail, and upper floor joint live/work units will provide substantial openings to permit the appropriate amount of Code required ventilation. Along with the new construction component of the mixed-use project, the parking garage will be built designed to fit in with the industrial and artist-in-residence character of the neighborhood, and will be a well-integrated functional site plan that is respectful of the adjacent properties and their existing buildings.

No adverse impacts exist because the proposed project is similar to many of the recently approved and constructed projects in the area that were converted from outdated industrial buildings to joint live/work residential uses. Many properties in the surrounding area have been converted to joint live/work units, either by way of a conditional use permit process or under the Adaptive Reuse Ordinance.

The character of the neighborhood has been changing to include more commercial and residential type uses, while maintaining the industrial character of the underutilized building. The proposed mixed use joint live/works project will help contribute to, and solidify the development of, an artist-in-residence community along Traction Avenue, and will not be adversely impacted by the addition of the proposed new live/work units. The new structure will also be designed to respect the industrial character of the adjacent buildings. The mitigated negative declaration has been issued which identifies the potential impacts related to the project, but all the potential impacts will be mitigated to a less than significant level by complying with the imposed conditions.

e) That the site or existing improvements make strict adherence to zoning regulations impractical or infeasible.

The site zoning is M3-1 and located within the Artists-in-Residence District of downtown Los Angeles. There is a conflict between the M3-1 provision of the municipal code, Adaptive Reuse Ordinance and the intent to establish a residential community in the Artist-in-Residence District in the Central City North Community plan area.

Strict adherence to the M3-1 zone does not permit residential uses in the M3-1 zone, unless provided pursuant to the Adaptive Reuse Ordinance. Strict adherence to the Adaptive Reuse Ordinance does not allow for the development of any new residential components of an underutilized site. Strict adherence to the CM-1 zone does not permit the encroachment of a residential use in the required setback area.

The site's industrial zoning and the existing industrial building on the site make strict adherence to zoning regulations impractical for residential use in the Artist-in-Residence District. It is impractical to require yard setbacks for a building that was initially constructed for industrial use and designed to be along the property lines of this site, as is the case with many buildings within the immediate neighborhood. To require the new construction component and parking garage to provide 17-foot rear and 8-foot side yard setbacks would be detrimental to the character of the immediate area. The area is characterized by 2 to 5 story buildings and the imposition of yard setbacks would lead to increases in the building height which would be above the existing adjacent buildings. The granting of this adjustment request will allow for a uniformed development consistent with other developments in the area which are built to the property line and enjoy similar building heights while providing urban residential units in an industrial environment.

7. SITE PLAN REVIEW FINDINGS.

a) The project complies with all applicable provisions of the Los Angeles Municipal Code and with any applicable Specific Plan, except as permitted herein.

The proposed project complies with the height, FAR, density, and parking provisions of the Code and the ingress and egress to the site has been reviewed and determined to be satisfactory. There are no applicable specific plans effective on the subject property.

The proposed mixed-use project does not comply with some LAMC code requirements for use and yard areas of the existing M3-1 zone and does not comply with some requirements for yard areas within the proposed (T)(Q)CM-1 Zone; however, the Zone Variance, the Zoning Administrator's Determination, and the Zoning Administrator's Adjustment filed herein with the zone change request seek to allow the variations from the Code.

b) The project is consistent with the adopted General Plan.

The proposed project site falls within the Central City North Community Plan ("Community Plan") area and is in harmony with the various elements and objectives of the General Plan. The mixed-use project is consistent with the Central City North Community Plan, the Housing Element of the General Plan, the Redevelopment Plan for the Central Industrial Redevelopment Area, and the Planning and Zoning code for Live/Work loft residences within the Artists-in-Residence District.

The proposed project is also consistent with the Land Use/Transportation Policies from the Transportation Element of the General Plan, which include objectives such as 1) Focus on future growth of the City around transit stations, 2) Increase land use intensity in transit station areas where appropriate, 3) Provide for places of employment, and 4) Reduce reliance on the automobile. (Transportation Element, Objectives Page 3.) This type of proposed development, located in proximity to downtown and to a number of bus lines, rail lines, and Union Station, will reduce the demand for automobile vehicles and will reduce the number to and from the site.

c) The project is consistent with any applicable adopted Redevelopment Plan.

Central Industrial Redevelopment Project:

A goal of the Central Industrial Redevelopment Plan is to revitalize the industrial neighborhoods of the Central City North Community Plan area. The proposed project is consistent with many of the goals and policies which try to reduce blight, increase property values and tax revenues, and provide a sound housing stock through rehabilitation. The following sets forth the ways in which the project meets and addresses the goals stated in the Redevelopment Project plan.

Goal 2: Elimination of conditions of blight and deterioration within the Project Area, and prevention of the establishment of new blight through the removal of structures, removal of incompatible uses, rehabilitation of deteriorated structures and structures requiring modernization for appropriate use, and redevelopment of underutilized and vacant parcels, where appropriate.

The proposed project will convert an underutilized site into one which will contribute to a node of activity in the Artists-in-Residence District that includes a 24-hour a day residential population. This conversion will require a substantial amount of investment of money into refurbishing the existing building and constructing a new structure and replace deteriorated infrastructure. The 24-hour a day activity and population will also act as a deterrent to the illicit activities that currently take place in the area. The net effect of this project will be the elimination of blight from this site and the surrounding area.

Goal 3: A healthy industrial environment which generates and attracts new private investment and increases job opportunities, property values and tax revenues.

While the proposed Joint Live/Work mixed use project is not a traditional manufacturing use, it will achieve many of the objectives of the redevelopment plan. The conversion will have the positive effect on the property value of the site and will substantially increase the property taxes generated from the site and attract new private investment. Artists that live and work in the same unit are starting up businesses that are increasingly becoming critical contributors to the economic landscape of Southern California and this project will increase the use of this industrial area of the City for work performed by artists and artisans.

Goal 4: Sound housing stock, conserved through rehabilitation and affordable housing with supportive services where necessary and appropriate for residents of all income levels, including artists-in-residences and live-work residents.

The construction of 75 units in a range of sizes and prices will add to a housing stock that will serve the diverse needs of the area and the City's population. Some of the units will be constructed with the existing warehouse building. Consequently, the existing structure will be rehabilitated without altering its unique character and its contribution to the neighborhood character. The new component of the development will be design to compliment the existing buildings. The project also includes retail and artist community space that will provide services to joint live/work residents of the project and the neighborhood.

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

The proposed project is a mixed use development that involves the Adaptive Reuse and redevelopment of the property located as 814-828 E. Traction Avenue, formerly known as "Crazy Gidieons". The mixed use development is located on a site that is currently zoned M3-1 but will be partially rezoned to (T)(Q)CM-1 following the proposed zone change. It will consist of two buildings that will be joined at the property line and zone boundary line. The mixed-use development will consist of 75 Joint Live/Work condominium units, two commercial condominium units (6,900sf) and a 1,800 square-foot community artist space, for a grand total floor area of 83,356 square feet.

Adaptive Reuse

The adaptive reuse construction component will take place in an existing 31,470 square foot warehouse building in the existing M3-1 zone formerly used by the applicant as a retail store. The Adaptive reuse building will consist of 3-stories, 31 joint live/work dwelling units, 19 parking spaces, a 3,330 square feet commercial condominium and a roof top pool with decking. The existing building will maintain the zero-foot setbacks which are typical of industrial buildings and zones.

New Construction

The new construction component will consist of a 52,156 square feet five-story building in the proposed (T)(Q)CM-1 Zone. The new residential building will contain 44 live/work dwelling units, 120 parking spaces, a 3,600 square feet commercial condominium, and an artist community room. The new residential building will be constructed along the property lines to be consistent with the existing building patterns and typology of the area.

The existing building and the proposed new construction will be unified into a cohesive mixed-use development devoted to artists and artisans through an internal circulation system. The rehabilitated exterior of the existing building will create a handsome façade of masonry and distinctively industrial-styled windows. All new construction will be sensitive to the surrounding industrial setting, with clean, modern design using appropriate materials including metal siding and industrial-style windows. The buildings will feature unique street level storefronts that will contribute to an active street experience, with direct entries and visibility to neighborhood serving retail uses. Limited open space will also be incorporated in the ground level next to the motor court area.

The alley westerly of Traction Avenue, from Hewitt Street to Merrick Street, is currently twenty feet wide and partially improved. Standard improvements have been made beginning at Merrick Street and ending at the subject site. Sub-standard improvements have been made in alley portion adjoining the subject site and extending to Hewitt Street. The improvements adjoining the subject site have been made by adjoining property owners for use as open space and passive recreational space. The improvement of the 20-foot wide alley shall be either constructed prior to recordation of the final map or the construction be suitably guaranteed for 20 years.

- e) **The project incorporates feasible mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would substantially lessen the significant environmental effects of the project, and/or additional findings as may be required by CEQA.**

All of the project potential impacts have been analyzed in Mitigated Negative Declaration No. ENV-2008-1031-MND and all the potential impacts have been mitigated to a less than significant level.

In compliance with the California Environmental Quality Act, as set forth in the accompanying Mitigated Negative Declaration, the project incorporates feasible mitigation measures in order to lessen potential environmental impacts to a less than significant level. (See environmental finding below.)

- f) **That any project containing residential uses provides its residents with appropriate type and placement of recreational facilities and services in order to improve habitability for the resident and minimize impacts on neighboring properties where appropriate.**

The proposed mixed use project will include a roof top pool along with a decking area. Terraces will be provided along the second floor level and a 1,800 square-foot artist community space will be provided along the ground floor level. Staff cautions that according to Section 12.21 G2 of the LAMC, open space is not permitted within the front or side yards of the overall site.

The project is conditioned to comply with all provision of the Section 16.50 of the Los Angeles Municipal code and demonstrate compliance with the open space standards of the Los Angeles Municipal Code. Moreover, landscape materials, which are an intricate element of all open space, must be adequately demonstrated as a component on the plans.

8. ADDITIONAL MANDATORY FINDINGS

- a) **Flood Hazard Findings** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

The property is not located in an area for which a flood insurance rate map has been prepared.

- b) **CEQA Findings** On July 9, 2008, the Department of City Planning issued Mitigated Negative Declaration No. ENV-2008-1031 MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



City Planning Commission

Date: December 11, 2008
Time: after 8:30am*
Place: City Hall, 10th Floor
200 North Spring Street
Los Angeles, CA 90012

Public Hearing: September 3, 2008
Appeal Status: Zone Change appealable to City Council by applicant, if disapproved in whole or in part. Zone Variance, Zoning Administrator's Adjustment, Zoning Administrator's Determination and Site Plan Review appealable to City Council.

Expiration Date: December 11, 2008
Multiple Approval: Pursuant to Municipal Code Section 12.36

Case No.: CPC-2008-1070 ZC-ZV-ZAD-ZAA-SPR
CEQA No.: ENV-2008-1031-MND
Incidental Cases: VTT-70344
Related Cases: N/A
Council No.: 9
Plan Area: Central City North
Specific Plan: None
Certified NC: Historic Cultural
GPLU: Heavy Manufacturing
Zone: M3-1
Applicant: F.O.C. Electronics, Gideon Kotzer
Representative: Elizabeth Peterson Group
Elizabeth Peterson

PROJECT LOCATION: 814-828 East Traction Avenue

PROPOSED PROJECT: Construction of a mixed use project in the Artists-in-Residence District, totaling 31,470 square feet of Adaptive Reuse construction of an existing warehouse building and 52,156 square feet of new construction of a residential building for a total floor area of 83,356 square feet, that will result in 31 adaptive reuse and 44 newly constructed Joint Live/Work dwelling units for artists and artisans, 6,900 square feet of ground floor commercial retail and 1,800 square of community artists space. The proposed project will provide 139 parking spaces and a roof top pool with a decking area.

- REQUESTED ACTION:**
- 1) Pursuant to Section 12.32, F of the Los Angeles Municipal Code, a Zone Change request from M3-1 (Heavy Manufacturing) to (T)(Q)CM-1 (Commercial Manufacturing)
 - 2) Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance to permit 19 residential parking spaces and a roof top pool in the M3-1 Zone portion in conjunction with the adaptive-reuse of a warehouse building for 31 Joint Live/Work dwelling units
 - 3) Pursuant to Section 12.24, X-13 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit 31,470 sq. ft. of adaptive reuse construction in conjunction with 31 Joint Live/Work dwelling units in the existing warehouse building in the M3-1 Zone portion;
 - 4) Pursuant to Section 12.24, X-13 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit the maintenance of a zero-foot side yard and a zero-foot rear yard setback in lieu of the 8-foot side yard setback required pursuant to Section 12.19, C-2 and a minimum 17-foot rear yard setback required pursuant to

Section 12.19, C-3 in order to utilize the footprint of the existing warehouse building, and to permit a total of 31 Joint Live/Work dwelling units in the M3-1 Zone portion (Lots 53-55);

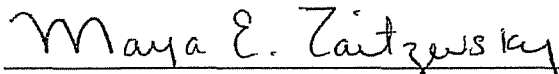
- 5) Pursuant to Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to permit the maintenance of the zero foot side yard and rear yard setbacks in lieu of the minimum 8-foot side yard setback required pursuant to Section 12.19, C-2 and a minimum 17-foot rear yard setback required pursuant to Section 12.19, C-3 and to permit a total of 44 Joint Live/Work dwellings in the proposed CM-1 Zone portion of the project site (Lot Nos. 48-52);
- 6) Pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review to permit 75 dwellings units in the existing M3-1 Zone and the proposed (T)(Q)CM-1 Zone.
- 7) The adoption of the Mitigation Negative Declaration No. ENV-2008-1031 MND

RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council adopt a Zone Change from M3-1 to (T)(Q)CM-1, subject to the attached Conditions of Approval;
2. **Approve a variance** pursuant to Section 12.27 of the Los Angeles Municipal Code to permit 19 residential parking spaces and a roof top pool in the M3-1 Zone portion in conjunction with the adaptive reuse of a warehouse building for 31 Joint Live/Work dwelling units;
3. **Approve a Zoning Administrator's Determination** pursuant to Section 12.24, X-13 of the Los Angeles Municipal Code, to permit 31,470 sq. ft. of adaptive reuse construction in conjunction with 31 Joint Live/Work dwelling units in the existing warehouse building in the M3-1 Zone portion;
4. **Approve a Zoning Administrator's Determination** pursuant to Section 12.24, X-13 of the Los Angeles Municipal Code to permit the maintenance of a zero-foot side yard and a zero-foot rear yard setback in lieu of the 8-foot side yard setback required pursuant to Section 12.19, C-2 and a minimum 17-foot rear yard setback required pursuant to Section 12.19, C-3 in order to utilize the footprint of the existing industrial building and to permit a total of 31 Joint Live/Work dwelling units in the M3-1 Zone portion (Lots 53-55);
5. **Approve a Zoning Administrator's Adjustment** pursuant to Section 12.28 of the Los Angeles Municipal Code to permit the maintenance of the zero foot side yard and rear yard setbacks in lieu of the minimum 8-foot side yard setback required pursuant to Section 12.19, C-2 and a minimum 17-foot rear yard setback required pursuant to Section 12.19, C-3 Work building and to permit a total of 44 Joint Live/Work Loft dwellings in the proposed (T)(Q)CM-1 Zone portion of the project site (Lot Nos. 48-52);
6. **Approve a Site Plan Review** pursuant to Section 16.05 of the Los Angeles Municipal Code to permit 75 Joint Live/ Work dwellings units in the existing M3-1 Zone and the proposed (T)(Q)CM-1 Zone;
7. **Adopt** the Mitigated Negative Declaration No. ENV-2008-1031-MND.
8. **Adopt** the attached findings.

9. **Recommend** that the applicant be advised that the time limits for effectuation of a zone in the "T" Tentative Classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page;
10. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that any mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
11. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

S. GAIL GOLDBERG, AICP
Director of Planning



Maya Zaitzevsky, Associate Zoning Administrator



Theodore L. Irving, City Planner
Telephone: (213) 978-1366

***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 South Valley Area *Planning Commission Secretariat, 200 North Spring Street, Room 252, 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 its 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) 978-1300.

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary.....	A-1
Background.....	A-2
Issues.....	A-2
Conclusion.....	A-4
(Q) or [Q] Qualified Conditions of Approval	Q-1
T Conditions	T-1
Conditions of Approval	C-1
Findings	F-1
General Plan/Charter Findings	
Entitlement Findings	
CEQA Findings	
Public Hearing and Communications	P-1

Exhibits:

A – Maps

- A1 – Vicinity Map (required)
- A2 – Radius Map (required)
- A3 – Zone Change Map (optional)
- A4 – Rendering

B - Plans

- Site Plan
- Floor Plans
- Parking Plan
- Elevation Plan

C – Environmental Clearance

PROJECT ANALYSIS

Project Summary

The proposed project site is located in the Central City North Community Plan area in the Heavy Manufacturing land use category and is currently zoned M3-1. The project site is located within the Eastside State Enterprise zone and the Central City Parking District and in the Artists-in-Residence District of Downtown Los Angeles. In July 2008, the Planning Department staff began the process of updating the Central City North Community Plan with a focus to address residential uses within the Artists-in-Residence District. A consideration relevant to the subject property is the creation of a manufacturing zone that would allow the new construction of residential developments within the district.

The proposed site is rectangular shaped and is composed of eight parcels totaling 28,005 square feet. The site fronts along Traction Avenue which is a local street dedicated to an 80-foot width. The rear of the site is along the southwesterly property line and abuts a 20 feet wide alley. The site's easterly property line abuts a parking lot used for an adjoining warehouse operation. The westerly property line abuts a multi-family residential building. The proposed project site is located east of Alameda Street and west of the Los Angeles River. The site is located south of the Hollywood Freeway (101) and southeast of the Little Tokyo community.

The proposed project is a mixed use development that involves the adaptive reuse and redevelopment of the property located at 814-828 E. Traction Avenue, formerly known as "Crazy Gidieons" appliance store. The mixed use development is located on a site that is currently zoned M3-1 but will be partially rezoned to (T)(Q)CM-1 following the proposed zone change. It will consist of two buildings that will be joined at the property line and zone boundary line. The mixed-use development will consist of two separate uses that combined will result in 75 Joint Live/Work condominium units, two commercial condominium units (6,900sf) and a 1,800 square-foot community artist space, for a grand total floor area of 83,356 square feet.

Adaptive Reuse

The adaptive reuse construction component will take place in the existing 31,470 square foot warehouse building in the M3-1 zone formerly used by the applicant as a retail store. The adaptive reuse building will consist of 3-stories, 31 joint live/work dwelling units, 19 parking spaces, a 3,330 square feet commercial condominium and a roof top pool with decking. The existing building will maintain the zero-foot setbacks which are typical of industrial buildings and zones.

New Construction

The new construction component will consist of a 52,156 square feet five-story building in the proposed (T)(Q)CM-1 Zone. The new residential building will contain 44 live/work dwelling units, 120 parking spaces, a 3,600 square feet commercial condominium, and a community artist room. The new residential building will be constructed along the property lines to be consistent with the existing building patterns and typology of the area.

The proposed mixed-use project does not comply with some LAMC code requirements for use and yard areas of the existing M3-1 zone and does not comply with some requirements for yard areas within the proposed (T)(Q)CM-1 Zone; however, a Zoning Administrator's Adjustment, Zoning Administrator's Determination, and the Zone Variance filed herein with the zone change request seek to allow the variations from the municipal code. A site plan review request is also included with the entitlement requests.

Background

The public hearing for the zone change and the other entitlement requests was held on September 3, 2008, concurrently with the Vesting Tentative Tract Map (No.70344). At the public hearing, the applicant's representative provided a presentation of the project and detailed the list of related entitlements that were being requested.

The applicant's representative raised some concerns regarding the Bureau of Engineering's condition requiring the improvement of a 20-foot wide alley abutting the project site. The applicant's representative stated that the alley was a paper alley and that it has been improved over the years by abutting property owners for use as open space and passive outdoor activities. The improvements were not made consistent with City policies and regulations and were completed without permits. The applicant's representative requested that the Bureau of Engineering's condition to improve the alley be waived or revised.

The applicant's representative also objected to the Department of Transportation's condition that required that vehicular access to the site be provided from the alley rather than from Traction Avenue. Again, the representative contended that the alley is actual a paper alley in which part of it has never been improved. The applicant requested that the Deputy Advisory Agency waive the condition to provide access from the alley since any condition to improve the alley would still result in a substandard alley that would be incapable of being used for vehicular circulation.

Finally, the applicant's representative stated that the proposed project was modified slightly to reduce the number of dwelling units from 76 to 75, to allow for the addition of a 1,800 square-foot community artist space.

Two nearby property owners testified in general support of the project, however; they were concerned that the yard reduction would result in the shade from the 5-story structure and a loss of natural sunlight. They were also concerned that the dust resulting from the demolition and construction activities would affect their property. The adjacent owners also wanted to clear up a misunderstanding, regarding the abutting property which is a residential building and not a warehouse under construction as has been reported. Another member from the immediate community spoke in support of the project, stating the community will benefit from new developments in the Artists-in Residence District.

Issues

Alley

The existing east-west 20-foot -wide alley south of Traction Avenue, between Merrick Avenue and Hewitt Street, has not been fully improved for vehicular use and there is limited use of the alley for any automotive purposes. The westerly portion of the alley segment is unimproved and used partially for parking purposes by the adjoining property owners. The portion of the alley abutting the project site has been partially improved as a passive recreational area for the adjoining properties. The easterly portion of the alley segment, extending from east of the project site to Merrick Street, has been improved to provide vehicular access for those adjoining property owners; however, the access to the alley terminates at the project site. Vehicular access to the proposed project site will be exclusively from Traction Avenue and no vehicular access is planned from the alley.

The request to waive the Bureau of Engineering alley improvement condition was considered by the Deputy Advisory Agency and the Planning Department's Urban Design Studio. Since the alley abutting the proposed project has been improved for recreational purposes and there is no

proposal to use the alley for vehicular access, then the use of the alley will likely continue to be for pedestrian purposes. Following a discussion of the matter, it was determined that the Bureau of Engineering improvement condition be retained, but modified to allow for the posting of a bond for a period 20 years to cover the cost of any future alley improvements.

Yards

The neighboring property owner raised a concern about the side yard reduction requests. Side yards are typical for typical residential developments; however, side yards are not typical for residential developments in the Artists-In-Residence District since most of the residential uses are within former industrial buildings. Providing a side yard setback for the proposed project would be inconsistent with the existing character of the district.

Conversion of Industrial Property

The City of Los Angeles Municipal Code, Planning and Zoning Code, and the Central City North Community Plan recognizes the necessity and viability of converting existing under utilized and outdated industrial and manufacturing buildings into joint live/work dwelling units. The Municipal Code Section 12.24, X-13 grants the Zoning Administrator the authority to approve such buildings for Joint Live/Work use once certain findings have been made. However, new residential construction in the Heavy Manufacturing zone is not permitted. Therefore, such projects are required to comply with the Planning Director Gail Goldberg's Executive Memorandum dated March 21, 2007: Interim Procedures for Residential Projects on Industrial Zoned Property Determined to be No Longer Viable for Industrial Use.

2. New construction in the Artist's District – The Department will institute the following new procedures for projects consisting of new construction within the Artists' District as specifically defined in the Central City north Community Plan (First Street, the River, Sixth Street and Alameda); such projects shall file a zone change to a CM Zone or a (Q)M Zone. The rezoning shall permit the residential use, and the "Q" conditions, if necessary, shall address site specific issues, including mitigation measures regarding job loss or other impacts resulting from the conversion of industrial land to non-industrial use. In these cases, no plan amendment will be required. Because the Central City North Community Plan specifically encourages residential use within this designated portion of the industrial zone, General Plan conformity findings will be made without the need for a plan amendment. These projects may be considered for filling with the departments Expediting Processing Section.

The proposed project fits the category above and the zone change requests and the related entitlements filed herein are consistent with the excerpt of March 21, 2007 Director's Memorandum stated above.

Walkability Analysis

Traction Avenue is a major corridor of activity within the Artists-In-Residence District. It is a pedestrian friendly street with a mixture of light industrial warehouses, commercial, and residential uses. Several of the community serving retail shops, coffee shops, dining facilities and entertainment facilities are located along and near the corridor. Traction Avenue is served by several transit stops along the DASH (Route A) Line, which offers the residents convenient access to the wider downtown community.

The existing building and the proposed new construction will be unified into a cohesive mixed-use development devoted to artists and artisans through an internal circulation system linking

each unit within the development to the broader Artists-In-Residence District, thereby creating an opportunity for shared communal experiences for the occupants of the complex. The rehabilitated exterior of the existing building will create a handsome façade of masonry and distinctively industrial-styled windows. All new construction will be sensitive to the surrounding industrial setting, with clean, modern design using appropriate materials including metal siding and industrial-style windows. The buildings will feature unique street level storefronts that will contribute to an active street experience, with direct entries and visibility to neighborhood serving retail uses. Limited open space will also be incorporated in the ground level next to the motor court area.

Surrounding Zones and Uses

A one-story industrial building and 2-story office buildings are located approximately 80 feet northeasterly across Traction Avenue. A one story industrial building is located southeast of the site. A one-story industrial building and a two-story office building are located southwesterly of the site across a 20-foot wide alley. To the northwest, there is a four-story residential building and another four-story residential building further north across Hewitt Street.

STREET AND CIRCULATION

Traction Avenue, adjoining the property is a designated Collector Street with an approximate 80-foot width at the project's street frontage.

Fourth Street, which is a half block southwest of the site, is also a Collector Street with a variable 80-85 width.

The alley, running south/east parallel to Traction Avenue and abutting the rear property line, is an-unimproved designated alley with an approximate width of 20 feet.

PREVIOUS RELEVANT CASES

VESTING TENTATIVE TRACT MAP 70344 – A Tentative Tract Map request to permit the merger and re-subdivision of eight lots into two lots totaling 28,005 square feet for the five-story mixed use development consisting of 75 live/work loft units and two commercial condominium units (6,900sf) with 139 parking spaces. The Deputy Advisory Agency decision letter, approving the project, was issued on November 14, 2008. (No appeals filed at the time of this report.)

APCC -2008-1415-ZC-ZV-ZAA – A project that included a zone change from M3-1 to CM-1, a Zone Variance and Zoning Administrator's Adjustment for the removal of a surface parking lot to permit the construction, use and maintenance of an 18-unit Joint Live work building, approximately 55'4" in height with 44 parking spaces (18 of which are not required by the LAMC) on an 11,630 net square-foot site. This was approved by the Central Area Planning Commission on November 12, 2008.

CPC-2001-4642-CRA: At its meeting of October 24, 2002, the CPC adopted the Planning Department Staff report and recommended approval of the proposed Central Industrial Redevelopment Project Area.

CPC-1997-423: Preliminary Plan prepared by the Planning Department and CRA for the proposed Downtown Riverfront Industrial Project in cooperation with the Community Redevelopment Agency of the City of Los Angeles

CPC-1995-352-CPU: Staff Report dated December 12, 1996 Central City North Community Plan update.

CPC-1986-607 GPC: AB283 Program, Ordinance No 163,996- General Plan Consistency Program Central City North Area – Community wide plan changes and zone changes to bring the zoning into consistency with the Community Plan, included changes to height as needed. (Required by the court as part of the settlement with the Hillside Federation lawsuit.)

ORD 164,855 (Sub area Nos. 1890, 1960 and 1970) Zone changed from M3-3 to Height District No. 1

Conclusion

Based on the information submitted, the public hearing, and the proposed project's compliance with the conditions herewith, the Department of City Planning is recommending that the City Planning Commission:

1. **Approve and Recommend** that the City Council adopt a Zone Change from M3-1 to (T)(Q)CM-1, subject to the attached Conditions of Approval;
2. **Approve a variance** pursuant to Section 12.27 of the Los Angeles Municipal Code to permit 19 residential parking spaces and a roof top pool in the M3-1 Zone portion in conjunction with the adaptive reuse of a warehouse building for 31 Joint Live/Work dwelling units;
3. **Approve a Zoning Administrator's Determination** pursuant to Section 12.24, X-13 of the Los Angeles Municipal Code, to permit 31,470 sq. ft. of adaptive reuse construction in conjunction with 31 Joint Live/Work dwelling units in the existing warehouse building in the M3-1 Zone portion;
4. **Approve a Zoning Administrator's Determination** pursuant to Section 12.24, X-13 of the Los Angeles Municipal Code to permit the maintenance of a zero-foot side yard and a zero-foot rear yard setback in lieu of the 8-foot side yard setback required pursuant to Section 12.19, C-2 and a minimum 17-foot rear yard setback required pursuant to Section 12.19, C-3 in order to utilize the footprint of the existing industrial building and to permit a total of 31 Joint Live/Work dwelling units in the M3-1 Zone portion (Lots 53-55);
5. **Approve a Zoning Administrator's Adjustment** pursuant to Section 12.28 of the Los Angeles Municipal Code to permit the maintenance of the zero foot side yard and rear yard setbacks in lieu of the minimum 8-foot side yard setback required pursuant to Section 12.19, C-2 and a minimum 17-foot rear yard setback required pursuant to Section 12.19, C-3 in order to utilize the footprint of the new Joint Live/Work building and to permit a total of 44 Joint Live/Work Loft dwellings in the proposed (T)(Q)CM-1 Zone portion of the project site (Lot Nos. 48-52);
6. **Approve a Site Plan Review** pursuant to Section 16.05 of the Los Angeles Municipal Code to permit 75 Joint Live/ Work dwellings units in the existing M3-1 Zone and the proposed (T)(Q)CM-1 Zone;
7. **Adopt** the Mitigated Negative Declaration No. ENV-2008-1031-MND.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions

1. **Use.** The use and area regulations of the subject property shall be limited to the provisions the CM-1 Zone, except as varied herein by the zone variance and the adjustments.
2. **Density.** Project shall comply with all provisions of the (Q)CM-1 Zone, with a maximum of 44 dwelling units.
3. **Height:** The project shall not exceed a 1.5:1 FAR, 5 stories or 55 feet.
4. **Building Orientation:** The ground floor retail space shall have frontage along Traction Avenue.
5. **Site Plan Review.** The use and development of the subject property shall be in substantial conformance with the site plan (Exhibit B), dated September 3, 2008.
6. **Parking.** The project shall provide a minimum of 2 parking spaces for each dwelling unit, except a minimum of one parking space shall be provided for each studio unit. Parking for the 3,600 square feet of retail space and 1,800 square-foot community artist space shall be in compliance with the L.A.M.C.
7. **Parking (Residential):** The applicant shall comply with the following:
 - a. Tandem parking may be used only for the spaces that are assigned and designated for a single residential unit.
 - b. Guest parking signs shall be clearly posted at building entrances. The signs shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
 - c. If any guest parking is located behind security gates, the following shall be apply:
 - i. A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.
 - ii. An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and to the units served by the secured guest parking.
 - iii. The security gate shall be set back at least 20 feet from the public right-of-way so as to provide a waiting are for guest vehicles and to prohibit blockage or interference with the public right-of way by waiting guest vehicles.
 - iv. Alternatives to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right-of-way is assured.

8. Tree Removal (Non-Protected Trees):

- a. Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
- b. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- c. The genus or genera of the tree(s) shall provide a minimum crown of 30'-50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No. 170,978), Guidelines K - Vehicular Use Areas.
- d. **Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.

9. Light. Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

10. Seismic. The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

11. Severe Noise Levels (Residential Only):

- a. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- b. The project contractor shall use power construction equipment with state-of-art noise shielding and muffling devices.
- c. A sturdy, readable construction sign shall be placed on a construction site, visible to the public.
- d. The sign shall include approved hours/days of construction and "hot line" pager/telephone numbers to responsible job captain/foreman.

12. Public Services (Street Improvements Not Required By DOT): The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

13. Location of Amenities:

- a. Common open space and areas devoted to trash/recycling storage or other storage shall not be located within 50 feet of a residential use so as not to result

in noise, odor or debris impacts on any adjacent residential uses.

14. Wall (trash/storage): Solid masonry block walls, a minimum of six feet in height, shall enclose trash and other storage areas. There shall be no openings except for gates.

15. Landscaping Plan:

- a. Provide a landscaping plan which provides planted material along the driveways, to the satisfaction of the Planning Department in consultation with the Council Office.
- b. Provide a pedestrian circulation system (sidewalks) adjacent to the driveways to reduce the potential of vehicular/pedestrian conflict.

B. Environmental Conditions

1. **Aesthetics (Landscaping).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
2. **Aesthetics (Graffiti).**
 - a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - b. The exterior of all buildings shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91,8104.15.
3. **Air Pollution (Stationary):** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
4. **Erosion/Grading/Short-Term Construction Impacts:**

Air Quality

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- e. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- g. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- h. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- i. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
- j. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- k. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

General Construction

- l. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
 - m. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
 - n. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
 - o. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
 - p. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
 - q. Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
 - r. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills
5. **Explosion/Release (Asbestos Containing Materials):** Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.
6. **Single Family Dwelling (10+ Home Subdivision/Multi Family):**
- a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
 - b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
 - c. Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.

- d. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
 - e. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
 - f. Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
 - g. Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
 - h. Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.
 - i. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
 - j. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
 - k. Legibility of stencils and signs must be maintained.
 - l. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
 - m. The storage area must be paved and sufficiently impervious to contain leaks and spills.
 - n. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
 - o. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
 - p. Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
 - q. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
7. **Public Services (Fire):** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel

from the edge of the roadway of an improved street or approved fire lane.

8. **Public Service (Police):** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.
9. **Public Services (Schools):** The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
10. **Utilites (Solid Waste):** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
11. **Transportation Project Requirements:**
 - a. All required street or alley improvements shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project. These measures shall be completed to the satisfaction of DOT and BOE prior to the issuance of any Certificate of Occupancy.
 - b. Site access and Internal Circulation. This determination does not include the final approval of the project's driveways, internal circulation, and parking scheme. However, the following general comments do apply:
 - i Two-way common driveways shall be 30 feet wide and one-way driveways shall be 16 feet wide, exclusive of side slopes. To minimize conflict between vehicles using adjoining driveways, a minimum of 50-feet of full-height curb shall be provided between driveways.
 - ii To avoid vehicles encroaching onto the public right-of-way, a minimum 20-foot reservoir spaces (distance between property line and any unit garage or access gate) shall be provided at all ingress driveways for lots containing fewer than 100 total parking spaces, and minimum 40-foot reservoir space shall be provided at all ingress driveways for lots containing 100 to 300 spaces.
 - c. Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting a detailed site and/or driveway plan, at a scale of at least 1" = 40', to DOT's Construction Services Counter (Station 23 at 201 North Figueroa Street, Third Floor) prior to submittal of building plans for plan check to the Department of Building and Safety.

CONDITIONS FOR EFFECTUATING (T) OR [T] TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedication(s) and Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary), the following:

A. Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Prior to issuance of sign offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.

- B. The following improvement shall be either constructed prior to recordation of the final map or the construction be suitably guaranteed for 20 years:

Improve the alley adjoining the subdivision by the construction of a 2-foot concrete longitudinal gutter and suitable surfacing to complete a 20-foot alley, together with any necessary removal and reconstruction of the existing improvement all to the satisfaction of the City Engineer.

- C. Construct new street light(s): three (3) on Traction Avenue.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

2. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
3. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
4. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
5. Preparation of a parking area and driveway plan to the satisfaction of the appropriate District Office of the Bureau of Engineering and the Department of Transportation. A parking area and driveway plan shall be prepared for approval by the appropriate district office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the Site Plan, dated April 9, 2008 labeled B-1 of the administrative file as to their location and access, but may be modified in order to comply with provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
6. Prepare a site access and internal circulation plan to the satisfaction of the Department of Transportation which incorporates a minimum of 30-foot wide driveways (for 2-way driveways) with a 20-foot reservoir to be required from the new property line to any gate or the first parking stall.
7. That street lighting modifications be required at an intersection if there are improvements by the Department of Transportation (also for off site improvements).
8. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
9. Police Department. Preparation of a plot plan in conformance with the Design Out Crime Guideline Booklet and guidelines defined in the City of Portland Design (CPTED) handbook to mitigate improved security. Improvements may include but are not limited to security cameras, security lighting, security information signs, building design and landscaping to prevent concealment. The plans shall be to the satisfaction of the Police Department Personnel.
10. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
11. Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
12. 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 by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, 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 must be given to the City Planning Department for attachment to the subject file.

13. Recreation and Parks Dedication. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

CONDITIONS OF APPROVAL

Administrative Conditions of Approval

1. **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.
2. **Code Compliance.** Area, height and use regulations of the RD2-1 zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **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.
4. **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.
5. **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.
6. **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.
7. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

FINDINGS

ZONE CHANGE

1. **General Plan/Charter Findings** The subject property is located within the area covered by the Central City North Community Plan, updated and adopted by the City Council on December 15, 2000. The recently adopted Community Plan designates the subject property as Heavy Manufacturing with the corresponding zone of M3. The zone change recommendation from M3-1 to the (T)(Q)CM-1 zone is consistent with the recently adopted Community Plan's goals and objectives to establish the Artist-In-Residence District and is in substantial conformance with the purposes, intent and provisions of the General Plan.

The proposed project site is located in the Central City North Community Plan area in the Heavy Manufacturing land use category and currently zoned M3-1. The project site is located within the Eastside State Enterprise zone and the Central City Parking District and in the Artists-in-Residence District of Downtown Los Angeles. In July 2008, the Planning Department staff began the process of updating the Central City North Community Plan with a focus to address residential uses within the Artists-in-Residence District. A consideration relevant to the subject property is the creation of a manufacturing zone that would allow the new construction of residential developments within the district. The Central City North Community Plan footnotes, as indicated by the ZIMAS, do not apply to the subject site.

Artists-in-Residence District is bounded by First Street, the Los Angeles River, Sixth Street, and Alameda Street. This area located just outside Little Tokyo boundaries, is primarily made up of old warehouses now converted to artists lofts and studios. An MTA Gold Line Station is also planned for this area at Santa Fe and Third Street and is part of the Angels Walk Pedestrian District Plan. The Central City North Community plan encourages the continued and expanded development of a thriving artists-in-residence community in the plan and proposed redevelopment areas.

2. **General Plan Text.** The Central City North Community Plan text includes the following relevant land use goals, objectives, policies and programs:

Central City North Community Plan:

OBJECTIVE 1-1 of the Community Plan states; "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the of the existing residents and projected population of the Central City North Plan area to the year 2010."

The proposed project will consist of 75 joint living and work quarters. These units will provide shelter and a working space for aspiring artists, artisans and designers. The area has become a magnet for artists, artisans, and designers as demonstrated by the relocation of the Southern California Institute of Architecture (Sci-ARC) to the historic Santa Fe Freight Depot located at Santa Fe and 3rd Street and the Fashion Institute of Design ad Merchandise on the corner of 9th Street and Grand Avenue.

The proposed development will take advantage of the potential viability of housing at the site, and proposes to convert an obsolete building into an adaptive reuse and mixed-use Joint Live/Work development which will generate economic value for the property, the community and the City. By increasing Los Angeles' housing stock, the project directly satisfies this objective.

OBJECTIVE 1-2 of the Community Plan states; "To locate new housing in a manner which reduces vehicular trips and makes it assessable to services and facilities."

The project will convert an underutilized site into one which will add to a node of activity that includes a 24-hour residential population. The proposed development is located in close proximity to a number of bus lines such as the MTA Number 16, 18, 58, 316 and 720 bus lines, which run along Wilshire Boulevard and Whittier Boulevard by way of 6th Street in proximity to the project. The 720 Metro Rapid Bus and Bus Nos. 16, 18, and 316 bus lines connect with the Metro Red Line at Pershing Square, which in turn allows a connection to the Blue and Green Lines. The East Side expansion of the Metro Gold Line is currently under construction and will run down 1st street. The Metro Gold Line is slated to open in late 2009 with a station within easy walking distance to the proposed project with many connections through Southern California from Union Station.

OBJECTIVE 1-4 of the Community Plan states; "to promote and insure the provision of adequate housing for persons regardless of income, age, or ethnic background."

The Applicant proposes to construct 75 joint live work quarters which will provide shelter and a working space for aspiring artists, artisans and designers. These artists are part of a diverse community with varying income, ages and they need a place to live and to create and display their art. The project offers an effective counterbalance to the more gentrified rental housing being developed around most of downtown Los Angeles.

OBJECTIVE 3-2 of the Community Plan states; "Encourage the continued development and maintenance of the Artists-in-Residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate."

The proposed project furthers the objective to develop the Artists-in-Residence community by carefully transforming an outdated manufacturing building into Joint Live/Work uses and simultaneously preserving the neighborhood character established by the older structures. The project will provide much needed retail and residential uses for occupants of the area and it meets the goals and objectives of the Community Plan by adding such units to an area designated for Joint Live/work units.

The City's Housing Element of the General Plan text includes the following relevant land use goals, objectives, policies and programs:

Housing Element

The Housing Element of the General Plan encourages the production of housing and the proposed project does not conflict with such policies. The Housing Element states that the population of Los Angeles will grow by 821,165 between 1993 and 2010. The amount of housing needed to accommodate City wide growth is estimated to be between 60,280 dwelling units (from 1998-2005) or an annual need of 8,037 dwelling units. Specifically, in the project area, in Central LA, the population will grow by 41,245 during that time. According to a report by the City Council's Housing Crises Task Force, Recommendations to Facilitate Housing Production (September 2000), there is a downward trend in terms of housing production (3,140 fewer units were built in 2000 than in 1999). Combine the projected population growth of the Housing Element with the existing overcrowding in Los Angeles County and the construction of housing becomes a major public benefit. Although the project only adds 75 new units, it helps to address the housing shortage described in the Housing Element. In addition, as an Artist-in-Residence development, the project not only provides housing for people but also convenient and unique opportunity to work at home.

Entitlement Findings**3. Zone Change Findings**

- a) The recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice. In that: The Central City North Community Plan text includes the following relevant land use objectives:

Central City North Community Plan:

OBJECTIVE 1-1 of the Community Plan states; "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the of the existing residents and projected population of the Central City North Plan area to the year 2010."

OBJECTIVE 1-2 of the Community Plan states; "To locate new housing in a manner which reduces vehicular trips and makes it assessable to services and facilities."

OBJECTIVE 1-4 of the Community Plan states; "to promote and insure the provision of adequate housing for persons regardless of income, age, or ethnic background."

OBJECTIVE 3-2 of the Community Plan states; "Encourage the continued development and maintenance of the Artists-in-Residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate."

The recommended (T)(Q)CM-1 zone is consistent with the adopted Central City North Community Plan objective to "Encourage the continued development and maintenance of the artists-in residence community in industrial areas of the proposed redevelopment plan area and of the plan" and the plan's intent to support applications for joint living and work quarters for artists and artisans in commercial and industrial buildings. The proposed project involving 75 joint live/work dwelling units is permitted in the Artists-In-Residence District and there is a need for housing in all income levels within the artists in residence community. The mixed use project will create more opportunity for artists and artisans to enter the homeownership market. The project is convenient to public transit that travels along Alameda Avenue and convenient to the Dash. Connectivity to other public transit lines as well as freeways is within proximity to the subject site.

The City of Los Angeles Municipal Code, Planning and Zoning Code, and the Central City North Community Plan recognizes the necessity and viability of converting existing under utilized and outdated industrial and manufacturing buildings into joint live/work dwelling units. The Municipal Code Section 12.24, X 13 grants the Zoning Administrator the authority to approve such buildings for Joint Live/Work use once certain findings have been made. However, new residential construction in the Heavy Manufacturing zone is not permitted. Therefore, such projects are required to comply with the Planning Director Gail Goldberg's Executive Memorandum dated March 21, 2007: Interim Procedures for Residential Projects on Industrial Zoned Property Determined to be No Longer Viable for Industrial Use.

2. New construction in the Artist's District – The Department will institute the following new procedures for projects consisting of new construction within the Artists' District as specifically defined in the Central City north Community Plan (First Street, the River, Sixth Street and Alameda); such projects shall file a zone change to a CM Zone or a (Q)M Zone. The rezoning shall permit

the residential use, and the "Q" conditions, if necessary, shall address site specific issues, including mitigation measures regarding job loss or other impacts resulting from the conversion of industrial land to non-industrial use. In these cases, no plan amendment will be required. Because the Central City North Community Plan specifically encourages residential use within this designated portion of the industrial zone, General Plan conformity findings will be made without the need for a plan amendment. These projects may be considered for filling with the departments Expediting Processing Section.

On January 3, 2008 the Department of City Planning and the Community Redevelopment Agency issued a memorandum titled "Staff Direction Regarding Industrial Land Use and Potential Conversion to Residential or Other Uses" ("The Memorandum".) The Memorandum designates the Artist-In-Residence District as a "Transition District." A Transition District is:

Areas where the viability of industrial use has been compromised by significant land use conversions or the adoption of "Alternative Policies" (AP) such as Specific Plans or Transit Oriented Districts (TOD), and where this transition to other uses should be continued. Unlike "Industrial Mixed Use Districts," stand-alone housing or mixed-use developments containing housing and commercial uses may be appropriate in "Transition Districts."

The proposed project fits the "New construction in the Artist's District" category in the March 21, 2007 Director's Memorandum and the zone change requests and the related entitlements filed herein are consistent with the intent of the memo. As the property is located in a Transition District, the zone change to CM-2 is consistent with January 3, 2008 the Department of City Planning and the Community Redevelopment Agency Memorandum, and with the intent and purpose of the Community Plan.

- b) The action, as recommended, has been made contingent upon compliance with the "(T)" and "(Q)" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

4. ZONE VARIANCE FINDING

- a) **That strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning regulations.**

Pursuant to Los Angeles Municipal Code Section 12.27 A, the applicant is requesting a Zone Variance to permit 10,490 sq. ft. of new subterranean residential parking for nineteen residential parking spaces and open space in the M3-1 Zone of the Artists' District. The proposed project is the construction of a Mixed-Use development within the Artist-in-Residence District consisting of 31,470 square feet of Adaptive Reuse of an existing warehouse building in the M3-1 Zone and 52,156 square feet of new construction in the proposed CM-1 zone, resulting in a grand total of 83,626 square feet building area. The mixed use project includes 75 joint live/work dwelling units for artists and artisans, in conjunction with 6,900 square feet of ground floor commercial retail and 1,800 square feet of artist community space. Commercial and residential parking as well as open space (pool) will be provided. Because of the unique design of the construction of this proposed mixed-use joint live/work development, 10,490 sq. ft. of subterranean

residential parking and a roof top pool will be located within the M3-1 Zone portion of the site, which requires a variance.

The City of Los Angeles Municipal Code, Planning and Zoning Code, and the Central City North's Community Plan, recognizes the necessity and viability of converting existing underutilized and outdated industrial and manufacturing buildings into joint live/work quarters. Municipal Code Section 12.24, X-13 grants the Zoning Administrator permission to approve this type of use once certain findings are made. This mixed-use residential project is also consistent with the M3 Zone's list of permitted uses within the Artist-in-Residence, Industrial Mixed Use District, Central City North – Alameda Analysis Area 3:

“Preserve industrial zoning consistent with Central City North Community Plan; allow industrial, neighborhood-serving commercial, and neighborhood-scale professional service/office uses. Maintain and strengthen Artist-in-Residence District as established in the Community Plan; continue to allow live/work uses and adaptive reuse of existing buildings. Allow new residential construction only when it is consistent with and supports the intent of the Artist-in-Residence District, with requirement for affordable artist housing and other community benefits. Support pedestrian linkages to LA River through design and infrastructure improvements as identified in LA River Revitalization Master Plan (LARRMP) prioritizing 1st and 4th Streets”.

The mixed-use project is an adaptive reuse development with components of new construction. The project meets intent of the policy fostered citywide by the City's Live/Work ordinance and adaptive reuse ordinance – promoting the conversion of obsolete commercial and industrial structures to provide housing opportunities in unique urban areas of the City. The proposed project is also an addition to the Artists-in-Residence District where there is an established joint live/work loft community of artists and artisans already living and working in the immediate community. Moreover, the proposed project and this requested variance is consistent with Planning Director Gail Goldberg's Executive Memorandum regarding; *Interim Procedures For Residential Projects on Industrial Zoned Property Determined To Be No Longer Viable For Industrial Use.*

The property is no longer viable for manufacturing or warehouse usages. The currently existing “Crazy Gideon's” appliance and electronics store has been losing business due to the increased ease of on-line purchases, and the recent decline of the economy. In 2004, Gideon's business could no longer support the overhead that it had at it's height of business and the employee count dropped to 87. This trend continued in 2005, to 56 employees, in 2006 to 43 employees, in 2007 to 31 employees, and in 2008 it fell to less than 25.

Strict adherence to the code would prevent the full realization of the project that contains both new construction and the adaptive reuse components. The zoning regulations allow certain uses in the various zones in order to achieve compatibility and harmony between respective uses. Such regulations, however, are written on a citywide basis and cannot take into account individual unique characteristics of a site, such as existing footprints of buildings that were built over half a century ago, the transition of a neighborhood or the growing residential population of the Artists-in-Residence District, in this instance. The strict application of the provisions of the Zoning Ordinance would clearly result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations, specifically the adaptive reuse ordinance since such application conflicts with the objective to establish and expand joint

live/work uses with the Artists-in-Residence District through new construction developments.

- b) That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

Currently, the proposed project site consists of a warehouse and an adjoining parking lot located within the M3-1 (Heavy Industrial) Zone. The project site will be partially rezoned to CM-1 to allow for the new residential construction component of the development, while the remaining portion will maintain the existing M3-1 zone to allow for the adaptive reuse of the warehouse structure into a residential use. However, the M3-1 portion of the project does not permit residential uses, unless approved pursuant to the Adaptive Reuse Ordinance.

The surrounding area has already experienced and continues to experience a transition from industrial uses to residential uses as evidenced by the occupants in the Artists-in-Residence District. Buildings that were once used for manufacturing purposes have been adaptively transformed into Artists-in-Residence joint live/work units. Most of the buildings that were transformed into residential uses provided limited or no parking for the residential use and many provided no residential amenities such as a pool or open space.

The unique circumstances of this site is that it contains an obsolete warehouse building and an adjoining parking lot in the Artists-In-Residence District that encourages the adaptive reuse of such structures, but restricted by the current M3-1 zone from providing certain elements of resident uses. The Adaptive reuse ordinance allows for the reuse of the buildings in M3-1 zone for joint live/work spaces, but does not provide for the right to construct new residential buildings or residential uses such as parking, open space., etc.

- c) That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other properties in the same zone and vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The variance to allow the residential parking and open space in the M3-1 zone is necessary for the preservation and enjoyment of a substantial property right that is generally enjoyed by other properties in the same zone and vicinity.

All surrounding sites fall within the same Heavy Manufacturing land use designation (M3-1 Zone), Eastside State Enterprise Zone, Central Industrial Redevelopment Project Area, and within the Central City North Community Plan's Artists-in-Residence District. The immediate neighborhood is filled with Lofts, local art galleries, coffee shops, and cafes, as well as industrial warehouses.

Many Joint Living and Work developments have been completed in the Artists-in-Residence District, creating a more vibrant, 24-hour neighborhood with an active street life and neighborhood serving amenities. These recent developments and current proposals include: To the southeast of the site, across Molino Street, are the "Molino Street Lofts", currently being sold as Joint Living and Work condominium units, serving local artists and artisans. Molino Street Lofts includes 91-units as well as amenities such as a rooftop pool, fitness room, and off-street parking structure which provide 91 parking spaces (one space per unit). Approximately two blocks to the north are the "Barker Block Lofts", which is a 297 joint live/work condominium complex with the Artists-in-

Residence District with roof top pools, gardens and open spaces. The Nabisco Building contains 229 units and accessory retail space, the Toy Factory Lofts contains 119 units and accessory retail space, and the Factory Place Lofts contains 80 units; as well as there are numerous smaller projects throughout the neighborhood. The loft-style design of the units, which maintain a majority of the existing facades, helps to maintain the area's industrial streetscape aesthetic.

The granting the variance would permit the enjoyment of a property right that has been enjoyed others in the same area and provide for a development of this in keeping with the objectives of the Community Plan, Adaptive Reuse Ordinance and Artist-In-Residence District.

- d) That the granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The granting of the variance to permit residential parking and open space in the M3-1 Zone will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located as such grant will allow for a mixed used project that will be completely compatible and consistent with the surrounding uses in the Artists-in-Residence District. The proposed mixed use project with joint live/work units and other residential amenities use will actually benefit the public welfare by providing local residents, artists and designers, a place to live and work close to school and work. The Southern California Institute of Architecture has also encouraged the need for adjacent housing for architectural students near the school. The creation of a successful mixed use joint live/work project at this site benefits the community by maintaining the aesthetic character of the area while at the same time enhancing the economics, livability, security, of the neighborhood. The project rejuvenates the area by introducing new artisans and designers to the area who will contribute to helping build a sense of community in the area and will have a vested interest in maintaining and improving the neighborhood as stakeholders. The residents of the project will be seeking a unique urban living experience and will be aware of the nearby industrial uses. These new joint live/work residents will also be part of the growing awareness that the surrounding area is in transition to a growing Artists-in-Residence District.

- e) That the granting of such variance will not adversely affect any element of the General Plan.**

The granting of the variance to permit the residential parking and open space in the M3-1 zone will not have an adverse impact on the General Plan, but will advance some objectives of the plan. The proposed project site is located in the Central City North Community Plan an Element of the General Plan, and in the Industrial Land Use Project / Industrial Mixed Use Project Area 3, which was last updated and adopted in December of 2007. The property has a Heavy Manufacturing General Plan land use designation and currently zoned M3-1.

The subject site is also within the Artists-in-Residence District, which identifies the presence of the artists and artisans as an integral part of the Central City North's Community Plan. In addition, the project is within the boundary of the "Art's District" as defined by the Historic Cultural Neighborhood Council. The area is bounded by portions of 1st and 3rd Streets to the North, Alameda Street to the west, 6th Street to the south, and the Los Angeles River to the east.

Finally, the proposed project site is located in the Central Industrial Redevelopment Project area and is consistent with the Central City North's Redevelopment Plan and the Industrial Land Use Project's Area 3. The project site is within an area that involves an assessment of existing conditions and the potential to redevelop the Alameda East area as a "modern" industrial area.

The granting of the variance to permit the residential parking and the open space in the current M3-1 portion of the project site benefits some goals and objectives of the General Plan.

5. ZONING ADMINISTRATOR' DETERMINATION FINDINGS

a) That the proposed location will be desirable to the public convenience or welfare.

The proposed location of the mixed use project is desirable to the public convenience and welfare as its redevelopment will help address much of the needed housing and jobs in the City of Los Angeles, particularly in the Artists-in-Residence District in the Central City North Community Plan.

The proposed project will revitalize an industrial area that has been underutilized and underperforming for many years. The interior remodel of the existing building, along with a new construction component, will contribute to the local stakeholder's efforts in the Artists-in-Residence Districts to maintain a distinct neighborhood character and aesthetic quality established by the 1920's era buildings.

The proposed project is also desirable to the public convenience and welfare in so far as it will:

- 1) help expand and revitalize the Artist-in-Residence District in the Community Plan area with the new Joint Live/Work product and assist in establishing a critical mass of artists and artisans.
- 2) provide another example of the reuse of an obsolete building ill-suited to modern industrial requirements.
- 3) improve the economic and social benefits of the Central City North Community Plan area of through added safety and security
- 4) help in realizing an objective of the Transportation Elements of the City's General Plan by providing housing near the Metro Gold Line and other transportation corridors where residents will be able to utilize mass transit options as opposed to automobiles.

Housing Benefit:

Adding Joint Live/work units creates an additional public benefit by promoting economic activity and increased safety in the area. The placement of a new viable use in an outdated industrial warehouse building increases the economic value and tax base of the proposed location and the surrounding area as well. Also, the spending by the new joint live/work residents will go towards goods and services in the area. This activity will have an indirect economic benefit to the area. The safety of the area is improved when individuals live and work in the area 24 hours a day seven days a week. The new Joint Live/Work residents, which will primarily be property owners, are typically vigilant in reporting and deterring criminal activity in order to maintain the safety and well-being of the community.

The construction of new Joint Live/work developments will incrementally address the needs of the growing population of the Central City North Community Plan Area as well

as address the citywide overcrowding issues. In addition, by locating Joint Live/Work units near jobs and mass transit options, this project directly addresses the needs of urban residents. Moreover the project will also be a substantial catalyst to additional growth in the Artists-in Residence District. As stated in the Central City North Community Plan, the presence of artists in this area is a distinct and integral part of the Central City North Community. The Community Plan indicates that Artists-in-Residence housing occupies an even larger area of Central City North between the Santa Ana Freeway and the Santa Monica Freeway and between Alameda Street and the Los Angeles River. A substantial loft community exists adjacent to the project location just inside the boundaries of the Artist-in-Residence District. The location of this project is thus additionally desirable to the public because it places more residential units within the Artist-in-Residence District, thus further revitalizing an area that will eventually help to make such housing type more appealing to other areas within and adjacent to the Central City North Community Plan area.

Jobs Benefit:

A number of government agencies have concluded that there is a decline of manufacturing and industrial uses in the M3-1 zone and there has been an exodus of businesses and significant job losses in this area. However, new mixed-use Joint Live/Work developments have contributed to the recent increases in new jobs in industrial buildings that had once been vacant or underutilized.

For example, the Zoning Administrator approved the construction of 130 units of Joint Living and Work Quarters with ground floor entitlements (ZA-2002-4041-ZAD-ZV-YV: 1855 Industrial Street "Toy Factory Lofts"). The Toy Factory manufacturing building provided up to twenty-five jobs during the last ten years of operation before its conversion into a mixed-use development. Today, this mixed-use development with its Joint Live/Work units has created over 200 new jobs according to the property owner Linear City. Many residents are operating their businesses within their live/work units and along the ground floor with restaurants employing 46 employees, a market, a gym and a retail organic chocolate store. The incomes of these new jobs range from over six digits to those with moderate wages who earn supplemental income in tips which can result in a net income as high as \$50,000 to \$60,000 per year. Another recently approved Zoning Administrator's case (ZA 2006-4741(CUB): 1820-1850 Industrial Street "The Biscuit Lofts") was for the conversion of a former industrial building that had been vacant building for over 20 years and today, seventeen new businesses are located within the new Joint Live/Work units, ranging from artists, post-production studios, to land use consulting firms and including a new ground floor restaurant.

In addition to the economic activity created, the construction of joint live/work units creates an additional public benefit by creating a daytime, as well as a nighttime, population and thereby increases the public safety in the area. The buildings that were once vacant and a source of nuisance activity are now turned into buildings that maintain a high occupancy level and provide with more residents looking out for the neighborhood. Joint Live/work units enable the growth of start up artisan and entrepreneurial endeavors that foster job and tax revenue growth and add new community stakeholders at the same time. The establishment of new viable uses in underutilized industrial warehouse buildings increases the area's economic productivity, raising property values and tax revenues along with improving safety; the public welfare benefits from such projects in the Artists-in-Residence area.

b) That the project is in proper relation to adjacent uses or development of the community.

The proposed project is in proper relation to adjacent uses or developments in the area since residential uses, predominantly in the form of Joint Live/work units, have been established within the Artists-in-Residence District. The existing building is an underutilized warehouse structure in the M3-1 zone. Heavy manufacturing uses are limited in this area, which means that the likelihood that such a use would return to the site or the existing building is very limited.

Joint Live/work units have existed in the downtown area of Los Angeles area for over 25 years. The approval of similar projects demonstrates that the current project is proper in relation to the adjacent uses and developments in the area. In March 2006, a Zoning Administrator's request was approved (ZA 2005-3672(ZAD)(SPR)) to permit the conversion of existing buildings to 297 Joint Live/Work Artists-in-Residence condominiums in the M3-1 Zone at a site located at 530 Hewitt Street.

In May, 2004, the Zoning Administrator office approved a request (ZA 2003-6888 (ZAD)) for the conversion of an existing building having 95 Artists-in-Residence condominiums in the M3-1 Zone at a site located at 530 Molino Street. In 2003, the Zoning Administrator office approved a request (ZA 2002-4041(ZAD)(ZV)(YV)) to convert a building at 1855 Industrial Street into 130 AIR condo units. The establishment of such residential uses in the area demonstrates that this project is in proper relationship to the existing development and uses of the area. These approved developments and their occupants have become a part of the community's fabric.

The proposed project would allow a currently underutilized warehouse building to be converted to a use that would benefit the area and the city. Redevelopment of the area is encouraged if buildings are not left vacant or underutilized. The loss of traditional manufacturing has substantially reduced the vitality of the area for heavy industrial use. Few new traditional manufacturing uses exist in the area which could negatively impact the residents of the area. The manufacturing uses that remain are not of a hazardous nature. Due to the economic trends that forced heavy manufacturing out of downtown, it is very unlikely that traditional heavy manufacturing jobs will return to the Artists-in-Residence District. Therefore, the proposed Joint Live/Work project is in proper relation to the developments of the Artists-in-Residence District.

c) Will not be materially detrimental to the character of development in the immediate neighborhood.

The proposed project will not be materially detrimental to the character of development in the neighborhood. This project protects the aesthetic character of the neighborhood by preserving the existing warehouse building, while at the same time rejuvenating the area with some new construction. The conversion of industrial buildings into residential live/work units has already taken place in neighborhoods adjacent to the subject site within the Artists-in-Residence District.

The exterior walls of the existing building will be rehabilitated to recreate masonry facades and distinctive industrial style, while the new construction portion of the project will be designed to compliment the existing building. All new construction will be sensitive to the industrial setting, with clean modern design using appropriate materials including metal siding and industrial-style windows. The project is designed to fit into the existing Artists-in-Residence District, linking its retail and artists community space to

the outside community, thus creating an opportunity for a shared communal experience for the occupants of the complex.

The project rejuvenates the area by adding people to the area and further developing a 24-hour seven-days a week community. These live/work residents will help to build a sense of community in the area where residents will have a vested interest in maintaining and improving the community. The security of the area will be increased with the creation of a residential population 24 hours a day along with the street activation through the ground floor retail component. Not only will these new residents increase the security of the area, they will also spend time and money in the area. The building will feature street level storefronts that will contribute to an active street experience. Individual unit entries at the street level, street trees, and retail uses will be incorporated into the project design to further enhance the vitality of the street experience and will serve as amenities to the entire neighborhood. These indirect security and economic benefits will help contribute to the vitality of the community.

Live/work residents of the project will be seeking a unique urban living experience and will be aware of the nearby industrial uses. Therefore, the location of live/work artisan units near existing industrial uses will not result in conflicts or complaints. This project will maintain the social character of the area while at the same time enhancing the economics and livability of the area.

d) Will be in harmony with various elements and objectives of the General Plan.

The proposed project site falls within the Central City North Community Plan ("Community Plan") area and is in harmony with the various elements and objectives of the General Plan. The mixed-use project is consistent with the Central City North Community Plan, the Housing Element of the General Plan, the Redevelopment Plan for the Central Industrial Redevelopment Area, and the Planning and Zoning code for Live/Work loft residences within the Artists-in-Residence District.

The proposed project is also consistent with the Land Use/Transportation Policies from the Transportation Element of the General Plan, which include objectives such as 1) Focus on future growth of the City around transit stations, 2) Increase land use intensity in transit station areas where appropriate, 3) Provide for places of employment, and 4) Reduce reliance on the automobile. (Transportation Element, Objectives Page 3.) This type of proposed development, located in proximity to downtown and to a number of bus lines, rail lines, and Union Station, will reduce the demand for automobile vehicles and will reduce the number to and from the site.

Central City North Community Plan:

OBJECTIVE 1-1 of the Community Plan states; "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the of the existing residents and projected population of the Central City North Plan area to the year 2010."

The proposed project will consist of 75 joint living and work quarters. These units will provide shelter and a working space for aspiring artists, artisans and designers. The area has become a magnet for artists, artisans, and designers as demonstrated by the relocation of the Southern California Institute of Architecture (Sci-ARC) to the historic Santa Fe Freight Depot located at Santa Fe and 3rd Street and the Fashion Institute of Design and Merchandise on the corner of 9th Street and Grand Avenue.

The proposed development will take advantage of the potential viability of housing at the site, and proposes to convert an obsolete building into an adaptive reuse and mixed-use Joint Live/Work development which will generate economic value for the property, the community and the City. By increasing Los Angeles' housing stock, the project directly satisfies this objective.

OBJECTIVE 1-2 of the Community Plan states; "To locate new housing in a manner which reduces vehicular trips and makes it assessable to services and facilities."

The project will convert an underutilized site into one which will add to a node of activity that includes a 24-hour residential population. The proposed development is located in close proximity to a number of bus lines such as the MTA Number 16, 18, 58, 316 and 720 bus lines, which run along Wilshire Boulevard and Whittier Boulevard by way of 6th Street in proximity to the project. The 720 Metro Rapid Bus and Bus Nos. 16, 18, and 316 bus lines connect with the Metro Red Line at Pershing Square, which in turn allows a connection to the Blue and Green Lines. The East Side expansion of the Metro Gold Line is currently under construction and will run down 1st street. The Metro Gold Line is slated to open in late 2009 with a station within easy walking distance to the proposed project with many connections through Southern California from Union Station.

OBJECTIVE 1-4 of the Community Plan states; "to promote and insure the provision of adequate housing for persons regardless of income, age, or ethnic background."

The Applicant proposes to construct 75 joint live work quarters which will provide shelter and a working space for aspiring artists, artisans and designers. These artists are part of a diverse community with varying income, ages and they need a place to live and to create and display their art. The project offers an effective counterbalance to the more gentrified rental housing being developed around most of downtown Los Angeles.

OBJECTIVE 3-2 of the Community Plan states; "Encourage the continued development and maintenance of the Artists-in-Residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate."

The proposed project furthers the objective to develop the Artists-in-Residence community by carefully transforming an outdated manufacturing building into Joint Live/Work uses and simultaneously preserving the neighborhood character established by the older structures. The project will provide much needed retail and residential uses for occupants of the area and it meets the goals and objectives of the Community Plan by adding such units to an area designated for Joint Live/work units.

Housing Element

The Housing Element of the General Plan encourages the production of housing and the proposed project does not conflict with such policies. The Housing Element states that the population of Los Angeles will grow by 821,165 between 1993 and 2010. The amount of housing needed to accommodate City wide growth is estimated to be between 60,280 dwelling units (from 1998-2005) or an annual need of 8,037 dwelling units. Specifically, in the project area, in Central LA, the population will grow by 41,245 during that time. According to a report by the City Council's Housing Crises Task Force, Recommendations to Facilitate Housing Production (September 2000), there is a downward trend in terms of housing production (3,140 fewer units were built in 2000 than in 1999). Combine the projected population growth of the Housing Element with the existing overcrowding in Los Angeles County and the construction of housing becomes a major public benefit. Although the project only adds 75 new units, it helps to

address the housing shortage described in the Housing Element. In addition, as an Artist-in-Residence development, the project not only provides housing for people but also convenient and unique opportunity to work at home.

Central Industrial Redevelopment Project:

A goal of the Central Industrial Redevelopment Plan is to revitalize the industrial neighborhoods of the Central City North Community Plan area. The proposed project is consistent with many of the goals and policies which try to reduce blight, increase property values and tax revenues, and provide a sound housing stock through rehabilitation. The following sets forth the ways in which the project meets and addresses the goals stated in the Redevelopment Project plan.

Goal 2: Elimination of conditions of blight and deterioration within the Project Area, and prevention of the establishment of new blight through the removal of structures, removal of incompatible uses, rehabilitation of deteriorated structures and structures requiring modernization for appropriate use, and redevelopment of underutilized and vacant parcels, where appropriate.

The proposed project will convert an underutilized site into one which will contribute to a node of activity in the Artists-in-Residence District that includes a 24-hour a day residential population. This conversion will require a substantial amount of investment of money into refurbishing the existing building and constructing a new structure and replace deteriorated infrastructure. The 24-hour a day activity and population will also act as a deterrent to the illicit activities that currently take place in the area. The net effect of this project will be the elimination of blight from this site and the surrounding area.

Goal 3: A healthy industrial environment which generates and attracts new private investment and increases job opportunities, property values and tax revenues.

While the propose Joint Live/Work mixed use project is not a traditional manufacturing use, it will achieve many of the objectives of the redevelopment plan. The conversion will have the positive effect on the property value of the site and will substantially increase the property taxes generated from the site and attract new private investment. Artists that live and work in the same unit are starting up businesses that are increasingly becoming critical contributors to the economic landscape of Southern California and this project will increase the use of this industrial area of the City for work performed by artists and artisans.

Goal 4: Sound housing stock, conserved through rehabilitation and affordable housing with supportive services where necessary and appropriate for residents of all income levels, including artists-in-residences and live-work residents.

The construction of 75 units in a range of sizes and prices will add to a housing stock that will serve the diverse needs of the area and the City's population. Some of the units will be constructed with the existing warehouse building. Consequently, the existing structure will be rehabilitated without altering its unique character and its contribution to the neighborhood character. The new component of the development will be design to compliment the existing buildings. The project also includes retail and artist community space that will provide services to joint live/work residents of the project and the neighborhood.

Planning and Zoning Code

The City of Los Angeles Municipal Code, Planning and Zoning Code, and the Central City North's Community Plan, recognizes the necessity and viability of converting existing underutilized and outdated industrial and manufacturing buildings into joint live/work quarters. Municipal Code Section 12.24 X13 grants the Zoning Administrator permission to approve this type of use once certain findings are made. This mixed-use residential project is also consistent with the M3 Zone's list of permitted uses within the Artist-in-Residence, Industrial Mixed Use District, Central City North – Alameda Analysis Area 3:

“Preserve industrial zoning consistent with Central City North Community Plan; allow industrial, neighborhood-serving commercial, and neighborhood-scale professional service/office uses. Maintain and strengthen Artist-in-Residence District as established in the Community Plan; continue to allow live/work uses and adaptive reuse of existing buildings. Allow new residential construction only when it is consistent with and supports the intent of the Artist-in-Residence District, with requirement for affordable artist housing and other community benefits. Support pedestrian linkages to LA River through design and infrastructure improvements as identified in LA River Revitalization Master Plan (LARRMP) prioritizing 1st and 4th Streets”.

The project site is an adaptive reuse development with a component of new construction. The project's intent complies with the policy of the City's Live/Work ordinance and adaptive reuse ordinance – promoting the conversion of obsolete commercial and industrial structures to provide housing opportunities in unique urban areas of the City. The proposed project is also complimentary to the Artists' District's existing Live/Work loft community of artists and artisans already living and working in the immediate community. Moreover, this proposed project is consistent with Planning Director Gail Goldberg's Executive Memorandum regarding; *Interim Procedures For Residential Projects on Industrial Zoned Property Determined To Be No Longer Viable For Industrial Use.*

For the reasons explained above the project is consistent with the elements and objectives of the General Plan.

- e) **That the uses of the properties surrounding the proposed location of the joint living and work quarters and the use of the proposed location will not be detrimental to the health, safety and welfare of the prospective residents of the quarters:**

The surrounding property uses will not be detrimental to the health, safety and welfare of the prospective residents of the newly constructed Joint Live/Work development because many of the uses are residential uses in the form of joint live/work quarters or neighborhood serving retail although they are located in the M3-1 zone

As part of the application process, the City Planning's Staff analyzed the impacts of the proposed project on the site and the existing influences of the area on the new inhabitants. Conditions have been imposed on the project to insure that the health, safety and welfare of the prospective residents are safeguarded. Furthermore, input from the testimony of the neighborhoods was considered in formulating measures to mitigate the impacts on the prospective users. Prospective residents will be advised of the zoning and uses that are adjacent and surrounding the project location.

The proposed project includes new construction that is required to submit plans to the Department of Building and Safety that will confirm that the project complies with the Building code requirements include accessibility, fire and life safety and seismic provisions designed to protect the residents of the units.

In March of 2006, the Zoning Administrator's Office approved case ZA-2005-3672(ZAD)(SPR) to permit the conversion of the Barker Block buildings into 297 live/work lofts for artists and artisans at 530 S. Hewitt St. In November of 2001, Zoning Administrator's approved case ZA 2001-2828(ZAD) to permit the conversion of 43 joint living and working quarters for artists and artisans at 2117 East 7th Place. The establishment of joint live/work units in the Artist-in-Residence District, and in the nearby M3-1 Zone, demonstrates that the properties surrounding this site will not be detrimental to the health, safety or welfare of the residents of this proposed project.

- f) **That the proposed joint living and work quarters will not displace viable industrial uses and will not substantially lessen the likelihood that the property will be available in the future for industrial uses:**

As mentioned before, for various economic reasons along with the demands of the industrial sector, manufacturing jobs and uses are relocating away from the downtown area of Los Angeles. Consequently, many of the buildings in the area are being occupied by non-traditional manufacturing uses if they are occupied at all.

The proposed project will not displace viable uses, nor will it substantially lessen the likelihood that the property will be available for industrial uses in the future because the site and the surrounding area have already been abandoned by the heavy manufacture users for such purposes. The subject and immediate neighborhood are now characterized by residential developments, coffee shops, cafes, and art galleries which are utilized by the local residents of the Artists-in-Residence District. The area has been a thriving residential and commercial neighborhood for joint live/work artists and artisans for over 20 years. The possibility of heavy industrial uses in the future for the project site no longer exists.

6. **ZONING ADMINISTRATOR'S ADJUSTMENT FINDINGS:**

- a) **That the granting of such adjustments will result in development of compatible and consistent with the surrounding uses.**

The Zoning Administrator's Determination and the Zoning Administrator's Adjustment requests are being considered together to allow the proposed mixed-use project consisting of 75 Joint Live/Work Dwelling Units for artists and artisans to maintain a zero-foot side yard and rear yard setbacks. Since the project is comprised of an Adaptive Reuse of a former warehouse building in the existing M3-1 Zone and the construction of a new building in the proposed new (T)(Q)CM-1 zone, the authority to grant relief from the Municipal Code yard requirements are different.

The Zoning Administrator's Determination, pursuant to Section 12.24, X. 13 (c) of the Municipal Code, is required to permit the maintenance of the zero foot side and rear yard setbacks in lieu of the minimum 8-foot side yard setback required by Section 12.19, C.2 and the minimum 17-foot rear yard setback required by Section 12.19, C.3 in order to utilize the footprint of the existing warehouse building in the M3-1 Zone in the Artists-in-Residence District (Lot Nos. 53-55), and;

The Zoning Administrator's Adjustment, pursuant to Section 12.28 of the Municipal Code is required to permit the maintenance of the zero foot side and rear yard setbacks in lieu of the minimum 8-foot side yard setback required by Section 12.19 C.2 and the minimum 17-foot rear yard setback required by Section 12.19 C.3 in order to utilize the footprint of the proposed new construction of a residential building (Lot Nos. 48-52).

The granting of the requests for a reduction in the side yard and rear yard setbacks will allow for the development of a mixed-use project that will be compatible and consistent with the surrounding uses. The grant allows the residential component of the development, which includes residential units and parking, to be built up to the property lines. The Code allows the retail component, which includes a possible art gallery for local artists and some retail parking, to be built along the property lines.

The surrounding uses consist of light industrial, warehouses, neighborhood commercial and residential uses. The surrounding area is experiencing a transition from heavy industrial uses to residential as evidence by the presence of a number of former industrial buildings that have been adapted to residential use. The commercial and light industrial uses are also found in structures that were formerly used by heavy manufacturer users.

Many underutilized properties have been converted to joint live/work residential units, either by way of a conditional use permit process or pursuant to the Adaptive Reuse Ordinance. The character of the neighborhood continues to change to include more types of residential uses, while maintaining the industrial appearances of the buildings and the neighborhood. However, many of these projects have been developed without providing parking or they have provided very minimal parking. The result has been residential developments with no parking or mixed use projects with only ground floor parking for retail purposes.

This proposed mixed use project, consisting of 31 adaptive reuse joint live/work units and 44 newly constructed joint live/work units, will provide ground level parking for the retail use as part of the new construction and two levels of below grade parking will be developed for residential use. The below grade parking will extend under the existing warehouse building and the new building. The parking for both the residential use and the retail use will be built up to the property line. Residential units along the northerly, southerly and easterly elevations will be developed along the property lines to maintain the appearance of an industrial building.

The granting of the Adjustment and Determination will result in a development that is compatible and consistent with surrounding uses.

- b) That the granting of such Adjustment/Determination will be in conformance with the intent and purpose of the General Plan.**

The granting of a reduction the required side and rear yard setbacks for the residential component of the mixed use project will not adversely impact any part of the General Plan. The proposed mixed-use project is consistent with the following objectives of the Central City North Community Plan:

Objective 1-1: "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of

the existing residents and projected population of the Central City North Plan area to the year 2010”.

Objective 1-2: “To locate new housing in a manner which reduces vehicular trips and makes accessible to services facilities”.

Objective 3-2: “Encourage the continued development and maintenance of the Artist-in-Residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate”.

The proposed construction of 75 joint live/work dwelling units will provide shelter and a working space for artists, artisans and designers. The surrounding industrial area has attracted a variety of artists, artisans and designers as demonstrated by the relocation of the Southern California Institute of Architecture (Sci-Arc) to the historic Santa Fe Freight Depot located at Santa Fe and 3rd Street and Fashion Institute of Design Merchandise on the corner of 9th Street and Grand Avenue. The proposed project will transform an outdated industrial warehouse building into several joint live/work units while preserving the character of the older structure and will achieve several goals and objectives of the Community Plan by adding artist-in-residence district area of downtown.

The proposed subterranean parking garage is needed to provide parking for residents of the joint live/work units and the ground level parking is needed for the patrons and employees of the ground floor retail. The parking for both uses will be built along the property lines. Thus, the parking design adheres to the industrial character of the neighborhood and conforms to the intent and purpose of the General Plan to encourage the development of the Artist-in-Residence community.

Also, the project is consistent with the following objectives of the Housing Element:

Objective 2.1: Promote housing strategies which enhance neighborhood safety and sustainability and provide for adequate population, development, and infrastructure and service capacities within the City and each community plan area, or other pertinent service area.

Objective 2.3: Encourage the location of housing, jobs, and services in mutual proximity. Accommodate a diversity of uses that support the needs of the City's existing and future residents.

The objectives of the Housing Element stated above are achieved by allowing the reductions in the side and rear yard setback requirements which will make the project compatible and consistent with surrounding developments as well. The mixed-use project consists of an Adaptive Reuse component, pursuant to the Adaptive Reuse Ordinance, which is a strategy to increase housing in the area. The project also contains a new construction component that will be constructed in a portion of the site that will be rezoned to CM-1, which is a zone permitted to have residential uses. The grant to allow the residential component to encroach into the required setback area complies with the objectives to promote a housing strategy and to locate housing in close proximity to jobs.

The project is consistent with the following of the Central Industrial Redevelopment Plan area:

The goal of the Central Industrial Redevelopment Plan is to revitalize the Plan area. The proposed project is consistent with many of the goals and policies which try to reduce blight, increase property values and tax revenues, and provide a sound housing

stock through rehabilitation. The following sets forth the ways in which the project meets and addresses the goals stated in the Redevelopment Project plan.

Goal 2: Elimination of conditions of blight and deterioration within the Project Area, and prevention of the establishment of new blight through the removal of structures, removal of incompatible uses, rehabilitation of deteriorated structures and structures requiring modernization for appropriate use, and redevelopment of underutilized and vacant parcels, where appropriate.

The proposed project will convert an underutilized site into one that will contribute to the node of activity within the neighborhood. The Adaptive Reuse will require the investment of a substantial amount of money to refurbishing the existing building and to construct a new structure and contribute to updating a deteriorated infrastructure. The transformation of the site will also act as a deterrent to the illicit activities that currently take place in the area. The net effect of this mixed use project will help eliminate blight from this site and the surrounding area.

Goal 3: A healthy industrial environment which generates and attracts new private investment and increases job opportunities, property values and tax revenues.

While the proposed mixed-use project is not a traditional manufacturing use, it will achieve the intent of many of the objectives of this goal. The conversion of an underutilized site into desperately needed housing will attract private investment to the area, will have a positive effect on the property values surrounding the site and will substantially increase the sales and property taxes generated from the site. Artists and artisans that live and work in the same units are primarily starting up businesses that are increasingly becoming critical players in the economic landscape of Southern California and this mixed use project will facilitate the use of this industrial area of the City for work by artists and artisans, while at the same time creating new jobs.

Goal 4: Sound housing stock, conserved through rehabilitation and affordable housing with supportive services where necessary and appropriate for residents of all income levels, including artists-in-residences and live-work residents.

The creation 75 joint live/work units in a variety of sizes and prices add to the inventory of housing that will serve the diverse needs of the area and the City's population. Some joint live/work units will be constructed inside existing warehouse buildings. Consequently, the existing structure will be rehabilitated without altering the traditional make-up of the area. Some of the joint live/work units will be part of the new construction where the exterior design will be consistent with the exteriors found on many of the existing buildings. The project also includes retail space that will provide neighborhood services to residents of the project and the neighborhood.

c) That the granting of an Adjustment is in conformance with the spirit and intent of the Zoning Ordinance of the City.

The granting of the request to allow a zero-foot side yard and rear yard setbacks is in conformance with the spirit and intent of the Zoning Ordinance. The intent of the Zoning Code is to provide orderly and compatible development throughout the City and the Adaptive Reuse Ordinance and Artists-in-Residence District encourages the reuse of obsolete industrial structures for residential purposes. The proposed project conforms to the spirit of the code and ordinance since it is designed to be compatible with the existing development of this industrial area.

The requirement of the code that the new residential construction component and the associated parking garage be set back off the lot lines conflicts with the spirit and intent to create a residential community that is compatible and consistent with the surrounding area. The surrounding area is predominantly existing industrial buildings built from property line to property line. All the new and recently approved adaptive reuse residential projects in this area are consistent with this existing development typology where the entire lot is covered. Consequently, the approval of the zero yards for this proposed project is consistent with the spirit and intent of the Zoning Ordinance.

d) That there are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated.

No adverse impacts will be created from granting a reduction in the side yard and rear yard setback areas of the project. The neighboring building along the east boundary line currently sits on the property line, while the existing parking lot is currently built up to the westerly property line. The Central City North industrial area is characterized by large buildings built to the property line. This project will provide more articulation in which each level of the parking garage, ground floor retail, and upper floor joint live/work units will provide substantial openings to permit the appropriate amount of Code required ventilation. Along with the new construction component of the mixed-use project, the parking garage will be built designed to fit in with the industrial and artist-in-residence character of the neighborhood, and will be a well-integrated functional site plan that is respectful of the adjacent properties and their existing buildings.

No adverse impacts exist because the proposed project is similar to many of the recently approved and constructed projects in the area that were converted from outdated industrial buildings to joint live/work residential uses. Many properties in the surrounding area have been converted to joint live/work units, either by way of a conditional use permit process or under the Adaptive Reuse Ordinance.

The character of the neighborhood has been changing to include more commercial and residential type uses, while maintaining the industrial character of the underutilized building. The proposed mixed use joint live/works project will help contribute to, and solidify the development of, an artist-in-residence community along Traction Avenue, and will not be adversely impacted by the addition of the proposed new live/work units. The new structure will also be designed to respect the industrial character of the adjacent buildings. The mitigated negative declaration has been issued which identifies the potential impacts related to the project, but all the potential impacts will be mitigated to a less than significant level by complying with the imposed conditions.

e) That the site or existing improvements make strict adherence to zoning regulations impractical or infeasible.

The site zoning is M3-1 and located within the Artists-in-Residence District of downtown Los Angeles. There is a conflict between the M3-1 provision of the municipal code, Adaptive Reuse Ordinance and the intent to establish a residential community in the Artist-in-Residence District in the Central City North Community plan area.

Strict adherence to the M3-1 zone does not permit residential uses in the M3-1 zone, unless provided pursuant to the Adaptive Reuse Ordinance. Strict adherence to the Adaptive Reuse Ordinance does not allow for the development of any new residential components of an underutilized site. Strict adherence to the CM-1 zone does not permit the encroachment of a residential use in the required setback area.

The site's industrial zoning and the existing industrial building on the site make strict adherence to zoning regulations impractical for residential use in the Artist-in-Residence District. It is impractical to require yard setbacks for a building that was initially constructed for industrial use and designed to be along the property lines of this site, as is the case with many buildings within the immediate neighborhood. To require the new construction component and parking garage to provide 17-foot rear and 8-foot side yard setbacks would be detrimental to the character of the immediate area. The area is characterized by 2 to 5 story buildings and the imposition of yard setbacks would lead to increases in the building height which would be above the existing adjacent buildings. The granting of this adjustment request will allow for a uniformed development consistent with other developments in the area which are built to the property line and enjoy similar building heights while providing urban residential units in an industrial environment.

7. SITE PLAN REVIEW FINDINGS.

- a) The project complies with all applicable provisions of the Los Angeles Municipal Code and with any applicable Specific Plan, except as permitted herein.**

The proposed project complies with the height, FAR, density, and parking provisions of the Code and the ingress and egress to the site has been reviewed and determined to be satisfactory. There are no applicable specific plans effective on the subject property.

The proposed mixed-use project does not comply with some LAMC code requirements for use and yard areas of the existing M3-1 zone and does not comply with some requirements for yard areas within the proposed (T)(Q)CM-1 Zone; however, the Zone Variance, the Zoning Administrator's Determination, and the Zoning Administrator's Adjustment filed herein with the zone change request seek to allow the variations from the Code.

- b) The project is consistent with the adopted General Plan.**

The proposed project site falls within the Central City North Community Plan ("Community Plan") area and is in harmony with the various elements and objectives of the General Plan. The mixed-use project is consistent with the Central City North Community Plan, the Housing Element of the General Plan, the Redevelopment Plan for the Central Industrial Redevelopment Area, and the Planning and Zoning code for Live/Work loft residences within the Artists-in-Residence District.

The proposed project is also consistent with the Land Use/Transportation Policies from the Transportation Element of the General Plan, which include objectives such as 1) Focus on future growth of the City around transit stations, 2) Increase land use intensity in transit station areas where appropriate, 3) Provide for places of employment, and 4) Reduce reliance on the automobile. (Transportation Element, Objectives Page 3.) This type of proposed development, located in proximity to downtown and to a number of bus lines, rail lines, and Union Station, will reduce the demand for automobile vehicles and will reduce the number to and from the site.

- c) **The project is consistent with any applicable adopted Redevelopment Plan.**

Central Industrial Redevelopment Project:

A goal of the Central Industrial Redevelopment Plan is to revitalize the industrial neighborhoods of the Central City North Community Plan area. The proposed project is consistent with many of the goals and policies which try to reduce blight, increase property values and tax revenues, and provide a sound housing stock through rehabilitation. The following sets forth the ways in which the project meets and addresses the goals stated in the Redevelopment Project plan.

Goal 2: Elimination of conditions of blight and deterioration within the Project Area, and prevention of the establishment of new blight through the removal of structures, removal of incompatible uses, rehabilitation of deteriorated structures and structures requiring modernization for appropriate use, and redevelopment of underutilized and vacant parcels, where appropriate.

The proposed project will convert an underutilized site into one which will contribute to a node of activity in the Artists-in-Residence District that includes a 24-hour a day residential population. This conversion will require a substantial amount of investment of money into refurbishing the existing building and constructing a new structure and replace deteriorated infrastructure. The 24-hour a day activity and population will also act as a deterrent to the illicit activities that currently take place in the area. The net effect of this project will be the elimination of blight from this site and the surrounding area.

Goal 3: A healthy industrial environment which generates and attracts new private investment and increases job opportunities, property values and tax revenues.

While the proposed Joint Live/Work mixed use project is not a traditional manufacturing use, it will achieve many of the objectives of the redevelopment plan. The conversion will have the positive effect on the property value of the site and will substantially increase the property taxes generated from the site and attract new private investment. Artists that live and work in the same unit are starting up businesses that are increasingly becoming critical contributors to the economic landscape of Southern California and this project will increase the use of this industrial area of the City for work performed by artists and artisans.

Goal 4: Sound housing stock, conserved through rehabilitation and affordable housing with supportive services where necessary and appropriate for residents of all income levels, including artists-in-residences and live-work residents.

The construction of 75 units in a range of sizes and prices will add to a housing stock that will serve the diverse needs of the area and the City's population. Some of the units will be constructed with the existing warehouse building. Consequently, the existing structure will be rehabilitated without altering its unique character and its contribution to the neighborhood character. The new component of the development will be design to compliment the existing buildings. The project also includes retail and artist community space that will provide services to joint live/work residents of the project and the neighborhood.

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

The proposed project is a mixed use development that involves the Adaptive Reuse and redevelopment of the property located as 814-828 E. Traction Avenue, formerly known as "Crazy Gidieons". The mixed use development is located on a site that is currently zoned M3-1 but will be partially rezoned to (T)(Q)CM-1 following the proposed zone change. It will consist of two buildings that will be joined at the property line and zone boundary line. The mixed-use development will consist of 75 Joint Live/Work condominium units, two commercial condominium units (6,900sf) and a 1,800 square-foot community artist space, for a grand total floor area of 83,356 square feet.

Adaptive Reuse

The adaptive reuse construction component will take place in an existing 31,470 square foot warehouse building in the existing M3-1 zone formerly used by the applicant as a retail store. The Adaptive reuse building will consist of 3-stories, 31 joint live/work dwelling units, 19 parking spaces, a 3,330 square feet commercial condominium and a roof top pool with decking. The existing building will maintain the zero-feet setbacks which are typical of industrial buildings and zones.

New Construction

The new construction component will consist of a 52,156 square feet five-story building in the proposed (T)(Q)CM-1 Zone. The new residential building will contain 44 live/work dwelling units, 120 parking spaces, a 3,600 square feet commercial condominium, and an artist community room. The new residential building will be constructed along the property lines to be consistent with the existing building patterns and typology of the area.

The existing building and the proposed new construction will be unified into a cohesive mixed-use development devoted to artists and artisans through an internal circulation system. The rehabilitated exterior of the existing building will create a handsome façade of masonry and distinctively industrial-styled windows. All new construction will be sensitive to the surrounding industrial setting, with clean, modern design using appropriate materials including metal siding and industrial-style windows. The buildings will feature unique street level storefronts that will contribute to an active street experience, with direct entries and visibility to neighborhood serving retail uses. Limited open space will also be incorporated in the ground level next to the motor court area.

The alley westerly of Traction Avenue, from Hewitt Street to Merrick Street, is currently twenty feet wide and partially improved. Standard improvements have been made beginning at Merrick Street and ending at the subject site. Sub-standard improvements have been made in alley portion adjoining the subject site and extending to Hewitt Street. The improvements adjoining the subject site have been made by adjoining property owners for use as open space and passive recreational space. The improvement of the 20-foot wide alley shall be either constructed prior to recordation of the final map or the construction be suitably guaranteed for 20 years.

- e) **The project incorporates feasible mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would substantially lessen the significant environmental effects of the project, and/or additional findings as may be required by CEQA.**

All of the project potential impacts have been analyzed in Mitigated Negative Declaration No. ENV-2008-1031-MND and all the potential impacts have been mitigated to a less than significant level.

In compliance with the California Environmental Quality Act, as set forth in the accompanying Mitigated Negative Declaration, the project incorporates feasible mitigation measures in order to lessen potential environmental impacts to a less than significant level. (See environmental finding below.)

- f) **That any project containing residential uses provides its residents with appropriate type and placement of recreational facilities and services in order to improve habitability for the resident and minimize impacts on neighboring properties where appropriate.**

The proposed mixed use project will include a roof top pool along with a decking area. Terraces will be provided along the second floor level and a 1,800 square-foot artist community space will be provided along the ground floor level. Staff cautions that according to Section 12.21 G2 of the LAMC, open space is not permitted within the front or side yards of the overall site.

The project is conditioned to comply with all provision of the Section 16.50 of the Los Angeles Municipal code and demonstrate compliance with the open space standards of the Los Angeles Municipal Code. Moreover, landscape materials, which are an intricate element of all open space, must be adequately demonstrated as a component on the plans.

8. ADDITIONAL MANDATORY FINDINGS

- a) **Flood Hazard Findings** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

The property is not located in an area for which a flood insurance rate map has been prepared.

- b) **CEQA Findings** On July 9, 2008, the Department of City Planning issued Mitigated Negative Declaration No. ENV-2008-1031 MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action. The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California 90012.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

On September 3, 2008, the Deputy Advisory Agency held a joint public hearing for the Vesting Tentative Tract Map No. 70344 and subject zone change and the incidental discretionary actions. During the hearing, it was determined the project required additional research and investigation related to some of the issues raised at the hearing and the request for modifications submitted by the applicant. The Deputy Advisory Agency took the case under advisement for a few weeks and notified the public that the City Planning Commission would hold its hearing on November 13, 2008 for the zone change and the other entitlement requests. (The Deputy Advisory Agency approved VTTM 70344 on November 14, 2008).

Communication Received

No written communication was received prior to the public hearing.

Summary of Public Hearing Testimony

At the public hearing, the applicant's representative provided a presentation of the project and detailed the list of related entitlements that were being requested. The applicant's representative raised some concerns regarding the Bureau of Engineering's condition requiring an improvement of a 20-foot wide alley abutting the project site. The applicant's representative stated that the alley was a paper alley and that it has been improved over the years by abutting property owners for use as open space and passive outdoor activities. The improvements were not made consistent with City policies and regulations and were completed without permits. The applicant's representative requested that the Bureau of Engineering's condition to improve the alley be waived or revised.

The applicant's representative also objected to the Department of Transportation's condition that required that vehicular access to the site be provided from the alley rather than from Traction Avenue. Again, the representative contended that the alley is actual a paper alley in which no part has ever been improved consistent with Bureau of Engineering standards. The applicant requested that the Deputy Advisory Agency waive the condition to provide access from the alley since any condition imposed by the Bureau Engineering to improve the alley would still result in a substandard alley that would be incapable of being used for vehicular circulation.

Finally, the applicant's representative stated that the proposed project was modified slightly to reduce the number of dwelling units from 76 to 75, to allow for the addition of a 1,800 square-foot community artists space.

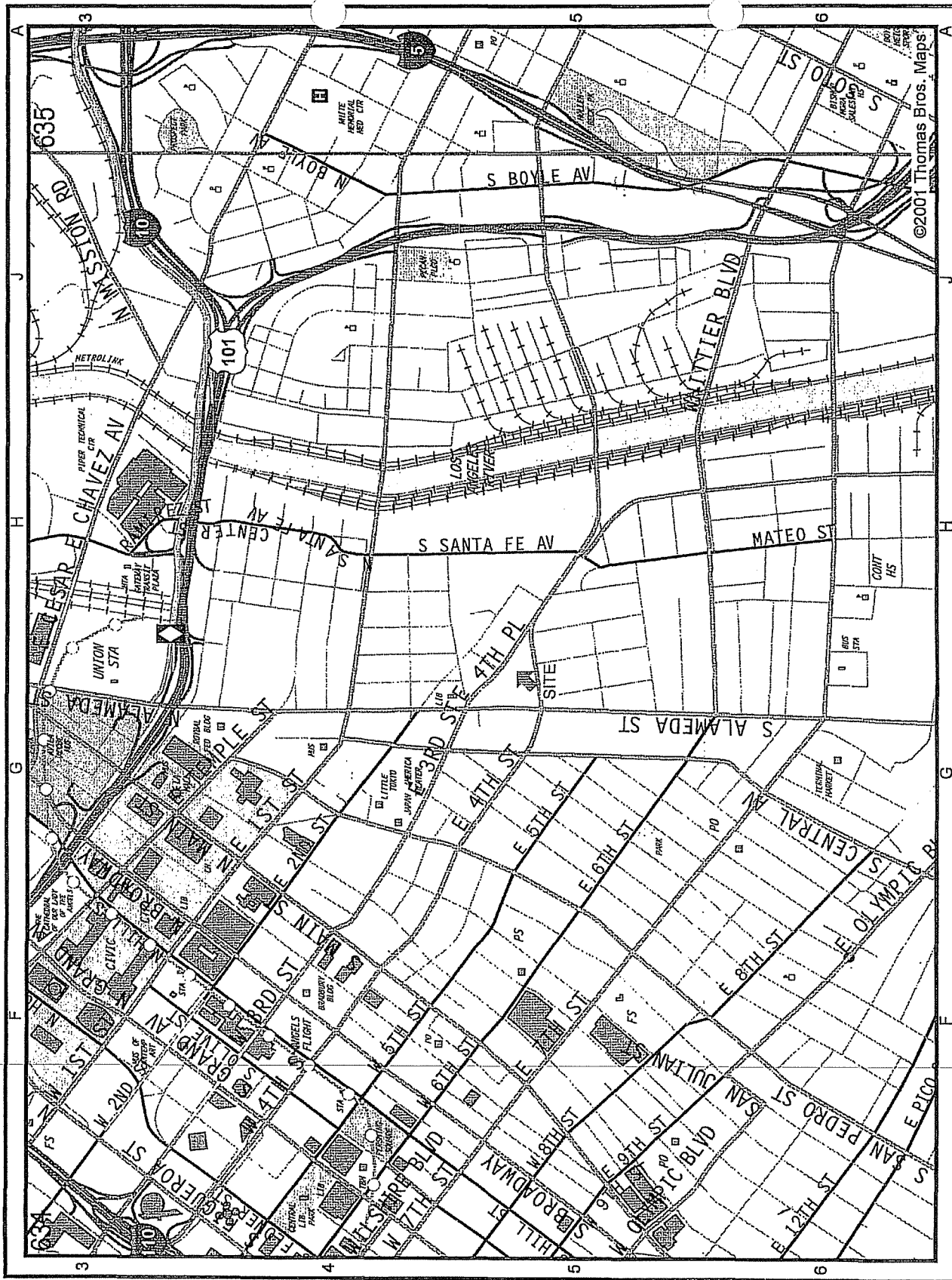
Two nearby property owners testified in general support of the project, however; they were concerned that the yard reduction would result in the shade from the 5-story structure and a loss of natural sunlight. They were also concerned that the dust resulting from the demolition and construction activities would affect their property. The adjacent owners also wanted to clear up a misunderstanding, regarding the abutting property which is a residential building and not a warehouse under construction as has been reported. Another member from the immediate community spoke in support of the project, stating the community will benefit from new developments in the Artists-in Residence District.

Hearing Officer Comments

Staff consulted with the Department's Urban Design Group on the request to waive the Bureau of Engineering condition to improve the alley and concluded the condition could be modified to require that a bond be provided for a 20 years in lieu of the actual improvement.

Staff recommended to the Deputy Advisory Agency that the request to waive the Department of Transportation condition be granted since there was no proposal to use the alley for access.

Staff recommended that conditions be added to address the concerns of the neighboring property relative to dust migrating onto their property and reminded the property owners that the environmental and construction mitigation measures would address the concerns that were raised.

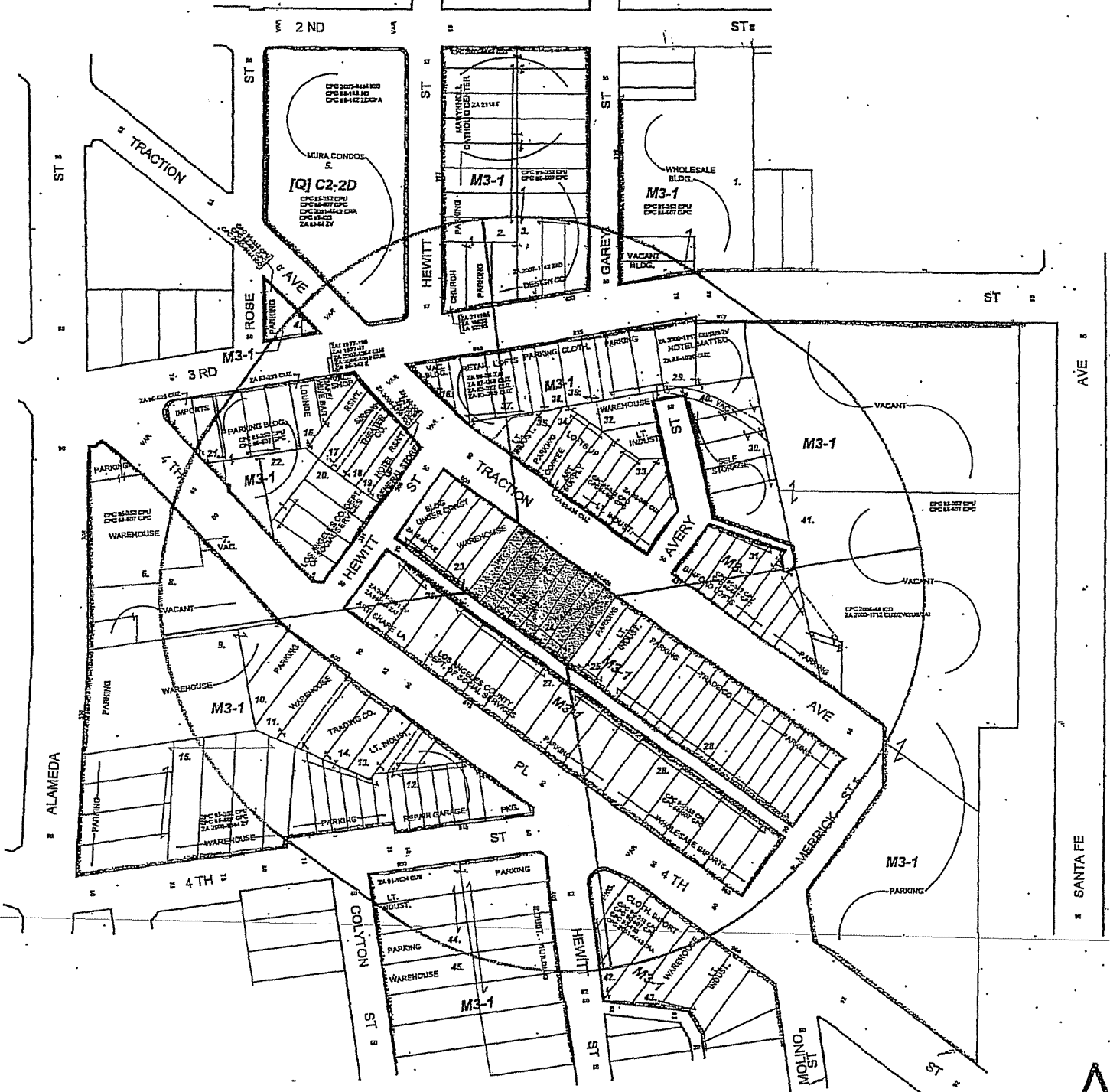


©2001 Thomas Bros. Maps

◆ SITE: 814-828 E. Traction Ave, Los Angeles, CA 90013, 634 G5

EXHIBIT A - 1


EXHIBIT A-2



VTT NO. 70344
 ZONE CHANGE, ZONE VARIANCE, ZONING
 ADMINISTRATOR'S DETERMINATION & SITE PLAN REVIEW

C.D. 9
 C.T. 2060.40
 P.A. CENTRAL CITY NORTH
 N.C. HISTORIC CULTURAL 0.64 NET



<p>RADIUS MAPS ETC 3544 PORTOLA AVENUE LOS ANGELES CA 90032 (323) 221-4555 FAX (323) 226-9492 radiusmapsetc@sbcglobal.net</p>	<p> M3-1 TO CM-1</p>	<p>SITE LOCATION: 814-828 E. TRACTION AVENUE LOS ANGELES CA 90013</p> <p>LEGAL: LOTS 48 TO 55, MILLS AND WICKS EXTENSION OF SECOND ST. AND ADJOINING SUBDIVISION.M.R.13-87-88.</p>	<p>CASE NO. DATE: 12-27-07 SCALE: 1" = 100' USES FIELD D.M. 127.5 A 215, 127.5 A 2 T.B. PAGE: 634 GRID: H-E APN: 5163-013-003 TO 006</p>
--	--	---	---

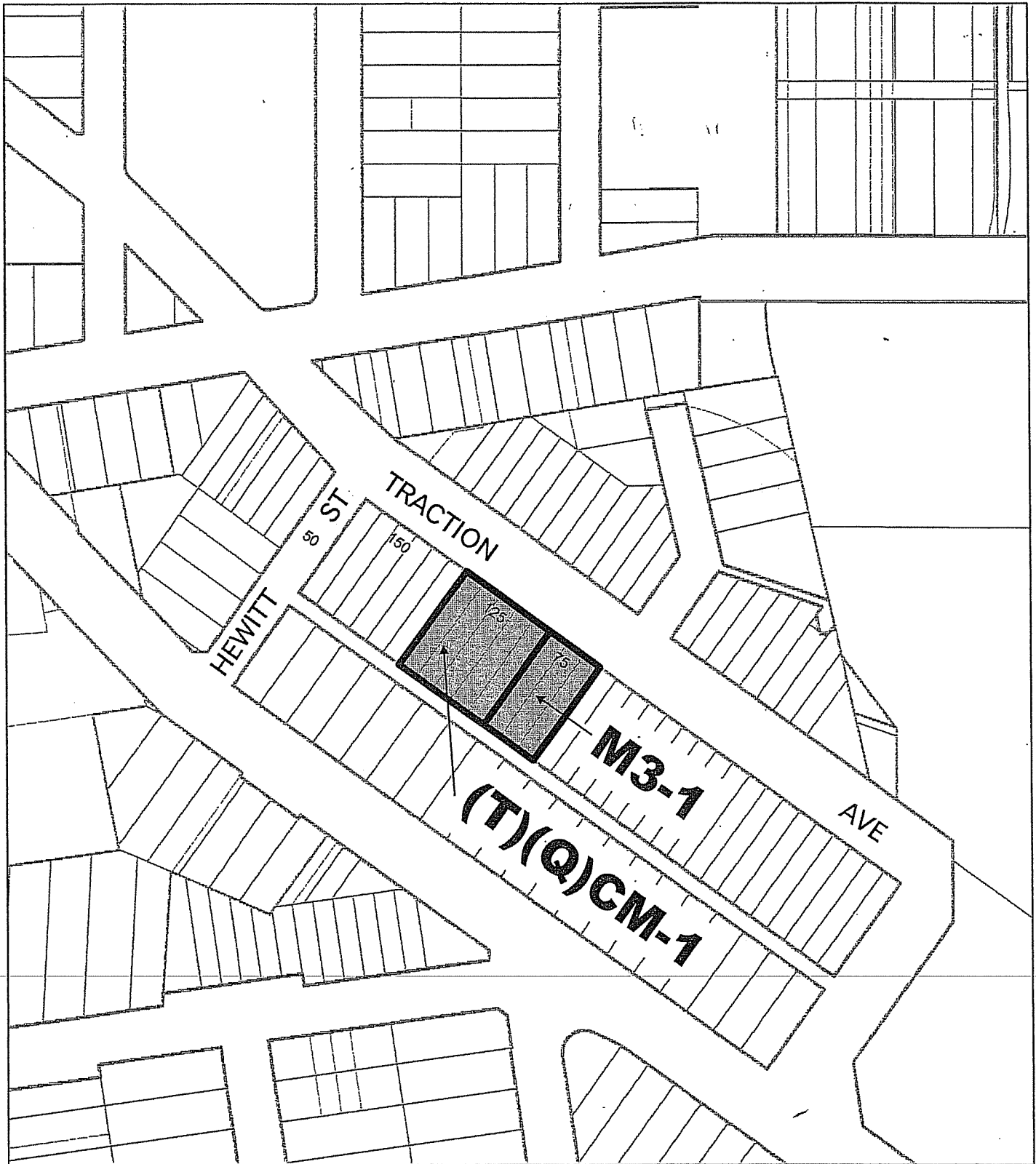


EXHIBIT A-3

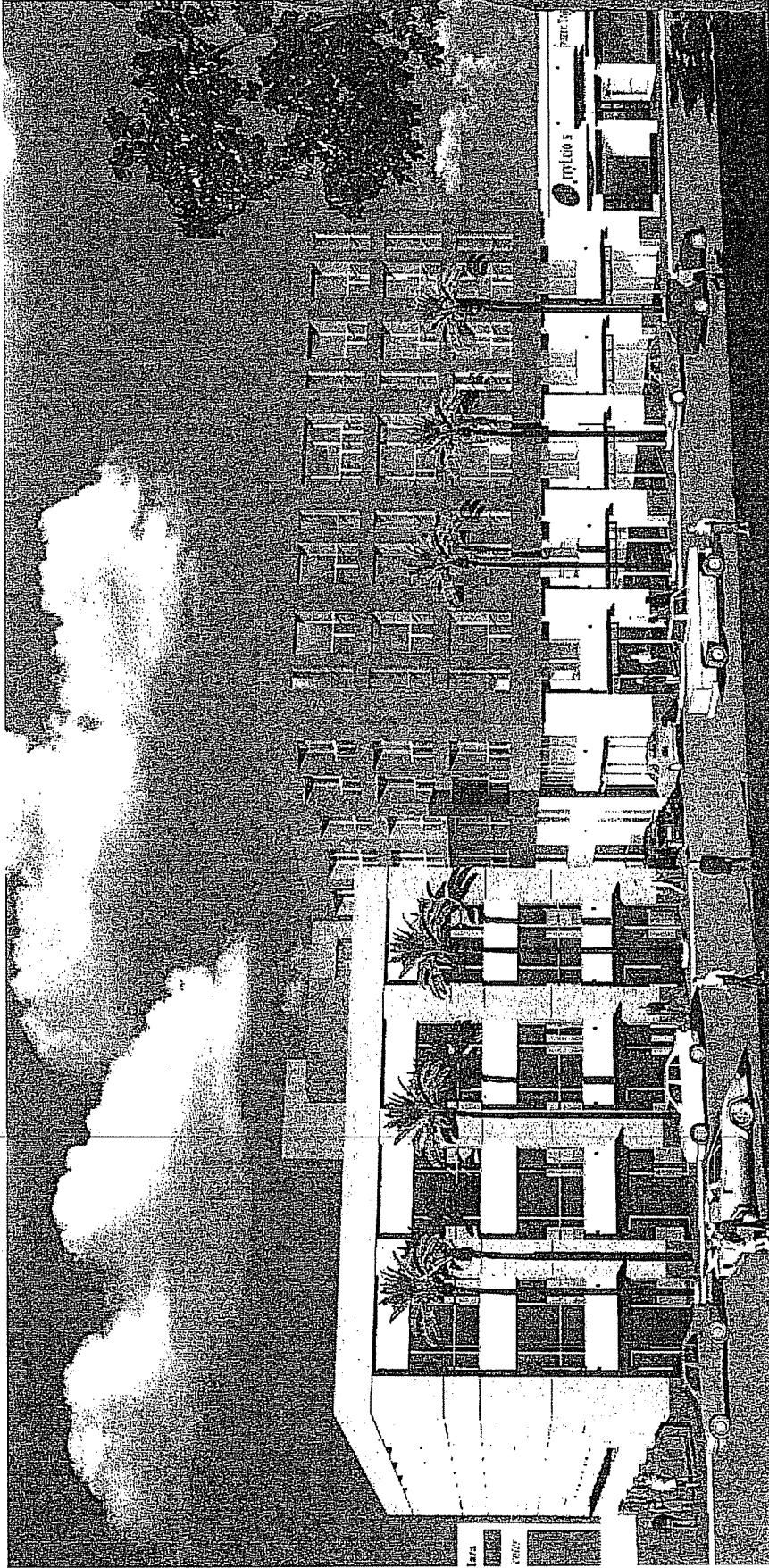


NOT TO SCALE

D.M. 127-5A215	CPC 2008-1070 ZC ZV ZAD ZAA SPR
----------------	---------------------------------

LH/ae

102208



PERSPECTIVE

EXHIBIT A-4

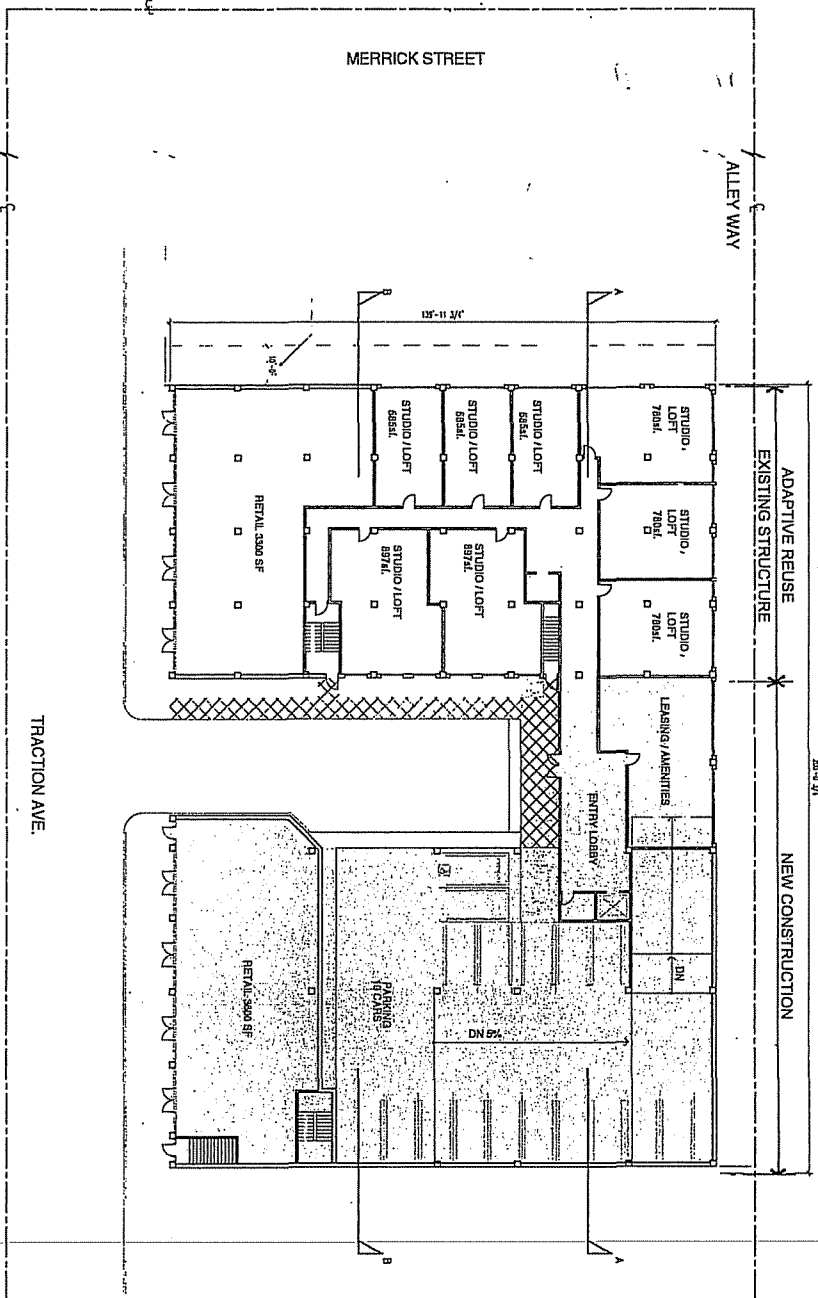
DATE: 1958
PROJECT: TRACTION MIXED USE



DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"

PREPARED FOR: [Signature]
 ARCHITECT: [Signature]
 554-324 TRACTION AVE
 LOS ANGELES, CALIFORNIA

TRACTION MIXED USE
 554-324 TRACTION AVE
 LOS ANGELES, CALIFORNIA



ADAPTIVE REUSE
NEW CONSTRUCTION

GROUND FLOOR PLAN

TRACTION MIXED USE
814-928 TRACTION AVE.
LOS ANGELES, CALIFORNIA

Project Summary
 810 Traction Ave.
 Los Angeles, CA

Adaptive Reuse Area

Demolition	10180sf
Final Floor	10180sf
Proposed use	10180sf

New Construction

Second Floor	10180sf
Third Floor	10180sf
Proposed use	10180sf

Total Adaptive Reuse Area

Total New Construction Area	21360sf
Total No. of Residential Units	44
Total New Parking Area	4330sf

General Floor Plate

1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

Adaptive Reuse - Specific Area and Residential Units

General Floor Plate	3180sf
1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

General Floor Plate

1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

Adaptive Reuse - Specific Area and Residential Units

General Floor Plate	3180sf
1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

General Floor Plate

1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

Adaptive Reuse - Specific Area and Residential Units

General Floor Plate	3180sf
1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

General Floor Plate

1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

Adaptive Reuse - Specific Area and Residential Units

General Floor Plate	3180sf
1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

General Floor Plate

1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

Adaptive Reuse - Specific Area and Residential Units

General Floor Plate	3180sf
1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

General Floor Plate

1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

Adaptive Reuse - Specific Area and Residential Units

General Floor Plate	3180sf
1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

General Floor Plate

1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

Adaptive Reuse - Specific Area and Residential Units

General Floor Plate	3180sf
1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

General Floor Plate

1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

Adaptive Reuse - Specific Area and Residential Units

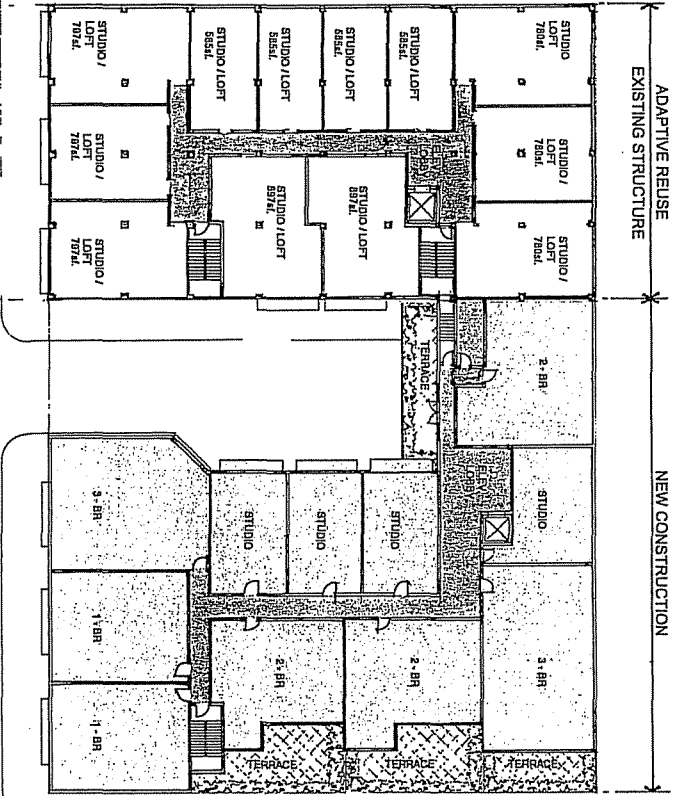
General Floor Plate	3180sf
1st Floor (8 units)	3180sf
2nd Floor	1314sf
3rd Floor	1314sf
4th Floor (12 units)	1974sf
Total Adaptive Reuse Building	21360sf

Scale: 1/8" = 1'-0"
DATE: FEB. 6, 08
REVISED DATE: FEB. 15, 08

1114 AVENUE AVE., FORT WORTH, TX 76102
1114 AVENUE AVE., FORT WORTH, TX 76102
1114 AVENUE AVE., FORT WORTH, TX 76102

VAN TILBURG, BANYARD & GODDARD, A.P.

EXHIBIT B-2



2ND FLOOR PLAN

ADAPTIVE REUSE
NEW CONSTRUCTION

TRACTION MIXED USE
814-828 TRACTION AVE
LOS ANGELES, CALIFORNIA

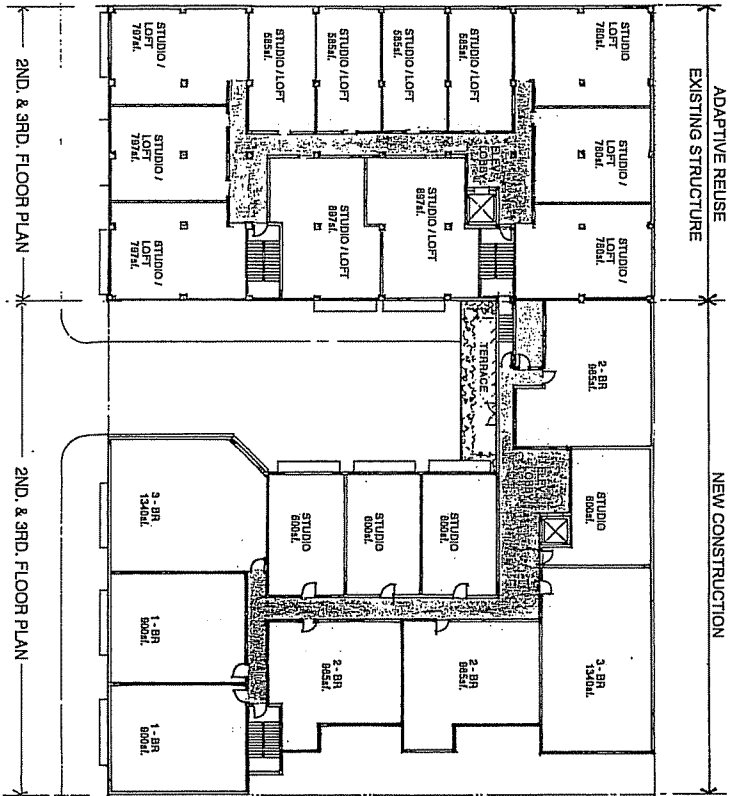
EXHIBIT B-2



DATE: FEB. 5, 08
REVISED DATE: FEB. 15, 08

3141 AVENUE, FORTITUDE
LOS ANGELES, CA 90015
VAN TUBING, BANYARD & GODENBERG, AIA
ARCHITECTS - PLANNING - DESIGN SERVICE

27075



TYPICAL FLOOR PLAN

ADAPTIVE REUSE
NEW CONSTRUCTION

TRACTION MIXED USE
814-828 TRACTION AVE.
LOS ANGELES, CALIFORNIA

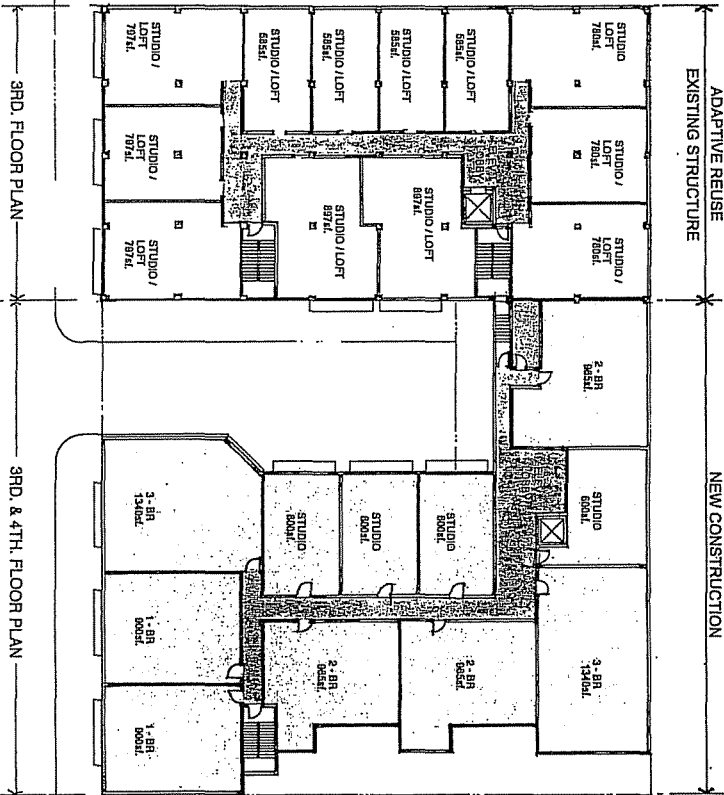
EXHIBIT 3-2



DATE: FEB. 3, 08
REVISED DATE: FEB. 16, 08
SCALE: 3/16" = 1'-0"

10100 WILSON AV. 4TH FLOOR
LOS ANGELES, CA 90024
VAN TIERIK, JAVANARD & SODERBERG, AIA
ARCHITECTS - PLANNING - DESIGN SERVICE

ADAPTIVE REUSE
 NEW CONSTRUCTION



TYPICAL FLOOR PLAN

TRACTION MIXED USE
 814-828 TRACTION AVE
 LOS ANGELES, CALIFORNIA

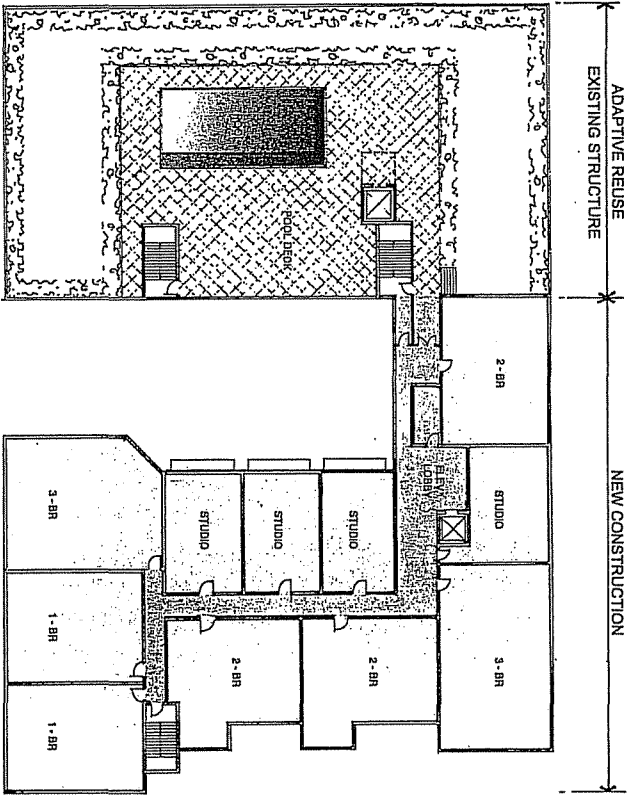
EXHIBIT B-2



SCALE: 1/8" = 1'-0"
 DATE: FEB. 5, 08
 REVISION DATE: FEB. 15, 08

315 EAST 12TH AVE., SUITE 200
 LOS ANGELES, CA 90012
 YAN TING, ARCHITECT
 ARCHITECTS - PLANNING - DESIGN SERVICES

ADAPTIVE REUSE
NEW CONSTRUCTION



FIFTH FLOOR PLAN

TRACTION MIXED USE
814-828 TRACTION AVE.
LOS ANGELES, CALIFORNIA

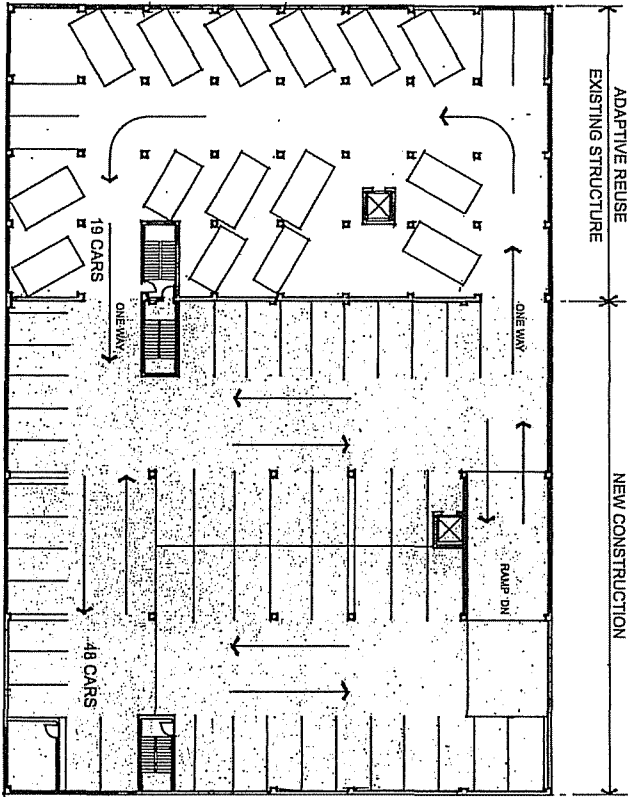
EXHIBIT 3-2



SCALE: 1/8" = 1'-0"
DATE: FEB. 5, 08
REVISED DATE: FEB. 15, 08

311 ATLANTA AVE. 2ND FLOOR
LOS ANGELES, CA 90012
VAN TILBURG, BANYARD & BOBERBERG, AIA
ARCHITECTS - PLANNING - DESIGN SERVICES

ADAPTIVE REUSE
 NEW CONSTRUCTION



PARKING PLAN-P1
 67 CARS

EXHIBIT 3.3

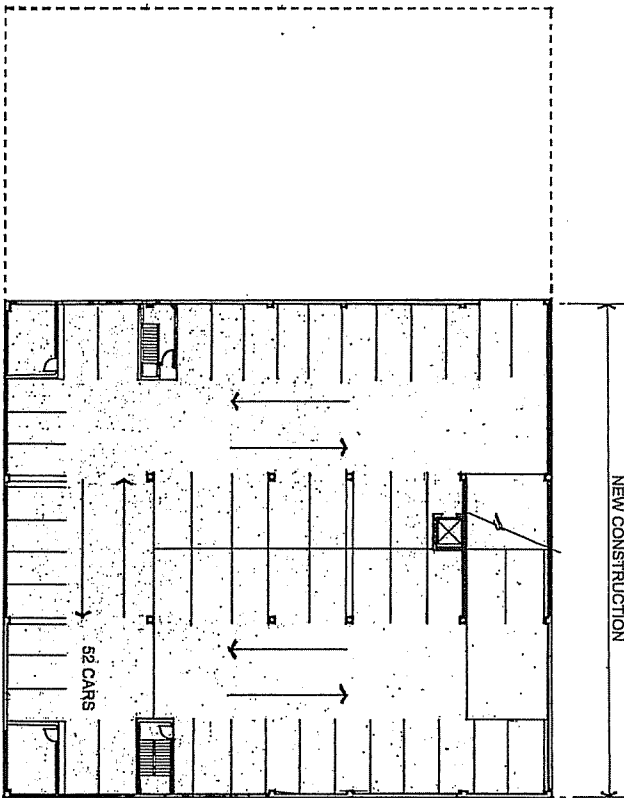
TRACTION MIXED USE
 814-428 TRACTION AVE.
 LOS ANGELES, CALIFORNIA



SCALE: 1/8" = 1'-0"
 DATE: FEB. 5, 08
 REVISED DATE: FEB. 15, 08

27075
 814-428 TRACTION AVE. 2ND FLOOR
 LOS ANGELES, CA 90012
 VAN TENDLER, BARNYARD & SODERBERGH, AIA
 ARCHITECTS • PLANNING • URBAN DESIGN

NEW CONSTRUCTION



PARKING PLAN - P2
52 CARS

TRACTION MIXED USE

814-328 TRACTION AVE.
LOS ANGELES, CALIFORNIA



PLAN N

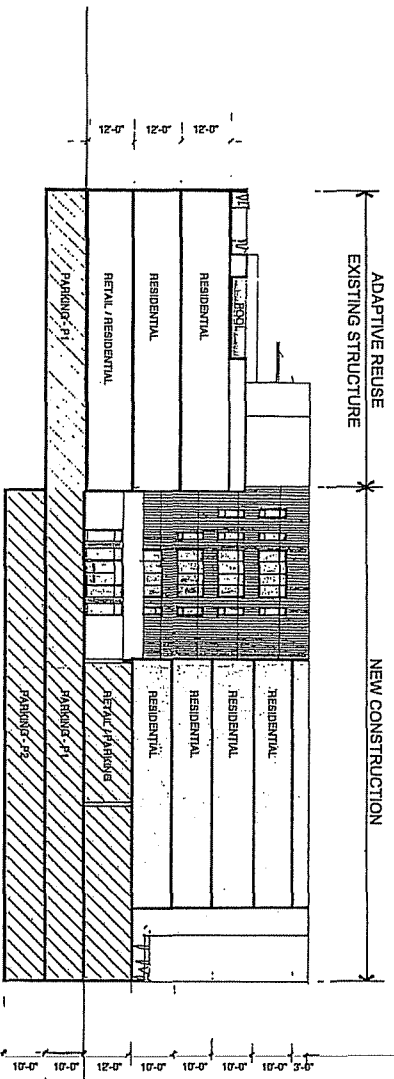
SCALE: 1/8" = 1'-0"
 DATE: FEB. 5, 09
 REVISED DATE: FEB. 15, 09

DATE: FEB. 5, 09
REVISED DATE: FEB. 15, 09

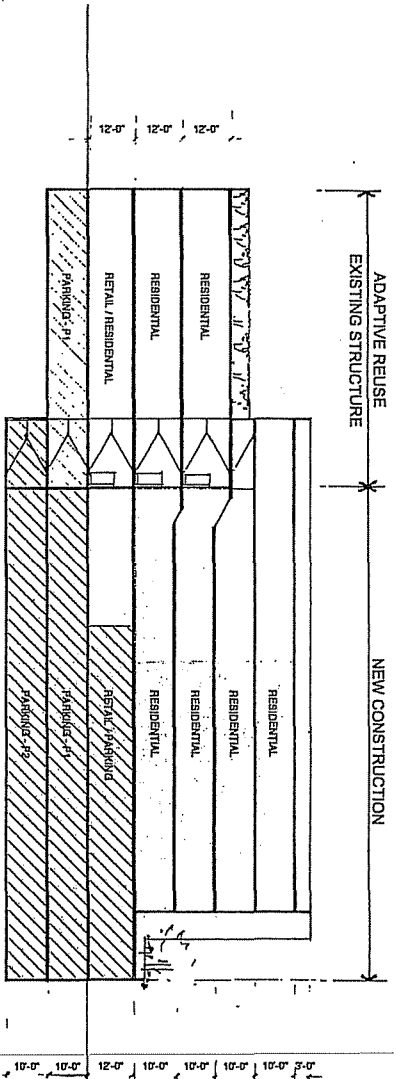
EXHIBIT B-3

37075
 111 ALVARADO AVE., FORT WORTH, TX 76102
 VAN TRUONG, ANNYVARD & SOBERBERGER, AN
 ARCHITECTS - PLANNING - DESIGN - CONSTRUCTION

PARKING
 ADAPTIVE REUSE
 NEW CONSTRUCTION



SECTION A-A



SECTION B-B

TRACTION MIXED USE
 814-828 TRACTION AVE.
 LOS ANGELES, CALIFORNIA

DATE: FEB. 5, 08
 REVISION DATE: FEB. 15, 08
 SCALE: 1/16" = 1'-0"
 32075
 1314131818 AVE. PARTIQUES
 SANTA MONICA, CA 90404
 VAN TIERBERG, RANVARD & ROBBINS, AIA

2-5

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
 PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 9
--	------------------------------

PROJECT TITLE ENV-2008-1031-MND	CASE NO. VTT-70344-CN, CPC-2008-1070-ZC-ZV-ZAA-ZAD-SPR
---	--

PROJECT LOCATION
814-828 E TRACTION AVE

PROJECT DESCRIPTION
 Vesting Tentative Tract Map 70344 for the merger and resubdivision of eight lots into one totaling 28,005 square feet for a mixed use development consisting of 76 live/work loft units and 2 commercial condominium units (6,900 sf) with 139 parking spaces in the existing M3-1 zone and a proposed CM-1 Zone. A zone change request from M3-1 to CM-1; a Zoning Administrator's Determination to permit 31,470 sq.ft. of adaptive reuse construction in conjunction with 32 joint/live work loft units in the M3-1 Zone portion; a Zoning Administrator's Adjustment to permit the maintenance of the zero foot side yard in lieu of the 8-foot side yard otherwise required and a minimum 17-foot rear yard setback pursuant to Section 12.19-C.3 in order to utilize the footprint of the existing industrial building, and to permit a total of 32 joint Live/work Loft dwelling units in the M3-1 Zone portion (Lots 53-55); a Zoning Administrator's Adjustment to permit the maintenance of the zero foot side yard setbacks in lieu of the minimum 8-foot side yard pursuant to Section 12.19-C.2 and a minimum 17-foot rear yard setback pursuant to Section 12.19-C-3 in order to utilize the footprint of the new Joint Live/Work building and to permit a total of 44 Joint Live/Work Loft dwellings in the proposed CM-1 Zone portion (Lot Nos 48-52); and Pursuant to Section 16.05, a Site Plan Review to permit 76 dwellings units in the existing M3-1 Zone and the proposed CM-1 Zone. A haul route approval is also requested.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 F.O.C. Electronics, Inc Gideon Kotzer
 830 East Traction Avenue
 Los Angeles, CA 90013

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
THEODORE IRVING	City Planner	(213) 978-1366

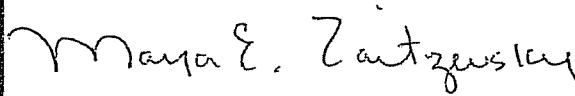
ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		07/09/2008

EXHIBIT C

I b2. **Aesthetics (Landscaping)**

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.

I c1. **Aesthetics (Light)**

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a level of insignificance by the following measure:
- Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

III d1. **Air Pollution (Stationary)**

- Adverse impacts upon future occupants may result from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by the following measure:
- RESIDENTIAL - An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

VI aii. **Seismic**

- Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

VI b. **Erosion/Grading/Short-Term Construction Impacts**

- Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
- Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:
- **Air Quality**
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

- The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **Grading**
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
 - Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
 - Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

VI b1. Haul Routes

- Environmental impacts on pedestrians and vehicles may result from project implementation due to haul routes. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

VII b5. Explosion/Release (Asbestos Containing Materials)

- Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:
- Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations.

VIII c1. Single Family/Multi Family Hillside Dwelling

- Environmental impacts may result from erosion of sloped hillsides carrying sediments into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

XI a2. Increased Noise Levels (Parking Structure Ramps)

- Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.
- Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

XIII a. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIII b1. Public Services (Police General)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

XIII c1. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XIII e. Public Services (Street Improvements Not Required By DOT)

- Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a level of insignificance by the following measure:
- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

XIV a. Recreation (Increase Demand For Parks Or Recreational Facilities)

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated by the following measure:
- Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

XVI d. Utilities (Local or Regional Water Supplies)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a level of insignificance by the following measures:
- **(All New Residential, Condominium Conversions, and Adaptive Reuse)**
Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall:
 - a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
 - b. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
 - c. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.

- d. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

XVII d. End

- The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document.
- Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

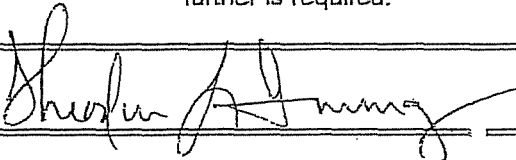
LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 9 - JAN PERRY	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2008-1031-MND	RELATED CASES: VTT-70344-CN, CPC-2008-1070-ZC-ZV-ZAA-ZAD-SPR	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: 76 JOINT LIVE/WORK ARTIST IN RESIDENCE		
ENV PROJECT DESCRIPTION: Vesting Tentative Tract Map 70344 for the merger and resubdivision of eight lots into one totaling 28,005 square feet for a mixed use development consisting of 76 live/work loft units and 2 commercial condominium units (6,900 sf) with 139 parking spaces in the existing M3-1 zone and a proposed CM-1 zone. A zone change request from M3-1 to CM-1; a Zoning Administrator's Determination to permit 31,470 sq.ft of adaptive reuse construction in conjunction with 32 joint/live work loft units in the M3-1 Zone portion; a Zoning Administrator's Adjustment to permit the maintenance of the zero foot side yard in lieu of the 8-foot side yard otherwise required and a minimum 17-foot rear yard setback pursuant to Section 12.19-C.3 in order to utilize the footprint of the existing industrial building, and to permit a total of 32 joint Live/work Loft dwelling units in the M3-1 Zone portion (Lots 53-55); a Zoning Administrator's Adjustment to permit the maintenance of the zero foot side yard setbacks in lieu of the minimum 8-foot side yard pursuant to Section 12.19-C.2 and a minimum 17-foot rear yard setback pursuant to Section 12.19-C-3 in order to utilize the footprint of the new Joint Live/Work building and to permit a total of 44 Joint Live/Work Loft dwellings in the proposed CM-1 Zone portion (Lot Nos 48-52); and Pursuant to Section 16.05, a Site Plan Review to permit 76 dwellings units in the existing M3-1 zone and the proposed CM-1 zone. A haul route approval is also requested.		
ENVIRONMENTAL SETTINGS: The proposed project site is a rectangular shaped, level interior lot comprised of 28,005 square feet. Currently, the site is developed with existing warehouse building, formerly used as a electronic store, on the easterly portion of the site and a parking lot on the westerly portion. Light industrial buildings and parking lots abutt the easterly, southerly and westerly property lines. Commercial, light industrial uses and lots are located across the street north of the site. All the surrounding sites fall within the same Heavy Manufacturing land use designation (M3-1 Zone), Eastside State Enterprose Zone, central Industrial redevelopment Project area and within the Central City North Community Plan's "Artists-In-Residence" District. The immediate neighborhood consist of some Live/Work Lofts, local art galleries, coffee shops and cafes, and the Sci-Arc School of Architecture, as well as some warehouse uses on surrounding streets. The area is appropriate for the proposed joint live work mixed-use project.		
PROJECT LOCATION: 814-828 E TRACTION AVE		
COMMUNITY PLAN AREA: CENTRAL CITY NORTH STATUS: <input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: HISTORIC CULTURAL
EXISTING ZONING: M3-1 & Proposed CM-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 70	

GENERAL PLAN LAND USE: HEAVY MANUFACTURING	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 70	LA River Adjacent: NO
	PROPOSED PROJECT DENSITY: 76	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

	City Planner	(213) 978-1366
Signature	Title	Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURAL RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING	<input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/CIRCULATION <input checked="" type="checkbox"/> UTILITIES <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
---	--	--

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

F.O.C. Electronics, Inc
 Gideon Kotzer

PHONE NUMBER:

(213) 625-5775

APPLICANT ADDRESS:

830 East Traction Avenue
 Los Angeles, CA 90013

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

03/14/2008

PROPOSAL NAME (if Applicable):

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

I. AESTHETICS				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?			✓
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?			✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?		✓	
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?		✓	
II. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?		✓	
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?		✓	
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?		✓	
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?			✓
IV. BIOLOGICAL RESOURCES				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?			✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?				✓
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓

V. CULTURAL RESOURCES

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?				✓
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓

VI. GEOLOGY AND SOILS

a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.				✓
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?		✓		
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?				✓
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES?			✓	
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?		✓		
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?				✓
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?				✓
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?		✓		
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?				✓
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?				✓

VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?				✓
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?				✓
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?				✓
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?		✓		
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?		✓		
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?				✓
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓

IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?			✓	
----	---	--	--	---	--

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?			✓	
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓

X. MINERAL RESOURCES

a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?				✓

XI. NOISE

a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?		✓		
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?			✓	
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?		✓		
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?		✓		
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓

XII. POPULATION AND HOUSING

a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?				✓
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓

XIII. PUBLIC SERVICES

a.	FIRE PROTECTION?		✓		
b.	POLICE PROTECTION?		✓		
c.	SCHOOLS?		✓		
d.	PARKS?		✓		
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?		✓		

XIV. RECREATION

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?		✓		
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?				✓

XV. TRANSPORTATION/CIRCULATION

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?			✓	
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?			✓	
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?				✓
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?				✓
f.	RESULT IN INADEQUATE PARKING CAPACITY?			✓	
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓

XVI. UTILITIES

a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?			✓	
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?			✓	
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?			✓	
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?		✓		
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS			✓	
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?			✓	
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?			✓	

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE			✓	
----	--	--	--	---	--

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?				
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).		✓	
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?		✓	

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2008-1031-MND and the associated case(s), VTT-70344-CN, CPC-2008-1070-ZC-ZV-ZAA-ZAD-SPR. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org>; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or

City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
THEODORE IRVING	City Planner	(213) 978-1366	06/11/2008

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	No scenic vista has been designated for the area. The surrounding uses are located within the heavy manufacturing land use designation, Eastside State Enterprise Zone, Central Industrial Redevelopment Project Area, and within the Artists-In-Residence District. No impact will result.
b.	LESS THAN SIGNIFICANT IMPACT	Currently, the site is developed with a warehouse building and a parking lot and does not have a scenic resource. No impact would result.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The existing pavement for the parking lot will be removed and the warehouse building will be renovated. The surrounding uses are a mixture of residential, commercial and warehouse uses. The proposed project will need to be landscaped to mitigate the increased intensity. After the mitigation measure, the impact will be less than significant.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The surrounding uses are a mixture of residential, commercial and warehouse uses. The proposed project will need to be landscaped to mitigate the increased intensity. The multi-story structures will have outdoor lighting for security, parking and landscaping. The outdoor lighting will be designed and installed with shielding to mitigate the impact to less than significant.
II. AGRICULTURAL RESOURCES		
a.	NO IMPACT	The site is zoned for and occupied by a light industrial use and does not contain farmland of any type. No impact will result.
b.	LESS THAN SIGNIFICANT IMPACT	The site is zoned for residential use and does not contain farmland of any type. No impact will result.
c.	LESS THAN SIGNIFICANT IMPACT	The project will not result in off-site conversion of farmland to non-agriculture use.
III. AIR QUALITY		
a.	NO IMPACT	The proposed mixed-use development will not conflict with or obstruct the implementation of either plan.

Impact?	Explanation	Mitigation Measures	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The construction phases may increase the existing basin-wide air quality violations; however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures.	See Mitigation Measure VI B.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The construction phases may increase the existing basin-wide air quality violations; however, these impacts will be mitigated to a less than significant level by the proposed mitigation measures.	See Mitigation Measure VI B.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The operational impacts to the occupants will be mitigated to a less than significant level by the use of an air filtration system.	III d1
e.	NO IMPACT	No objectionable odors are anticipated to result from this residential project.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	The site currently contains a commercial/light industrial building and a parking lot with no landscaping. No sensitive species are expected to be located on the site. No impact would result.	
b.	NO IMPACT	The site does not contain riparian habitat or sensitive natural communities. No impact would result.	
c.	NO IMPACT	The site does not contain wetlands. No impact would result.	
d.	NO IMPACT	The project site is fully developed as a commercial/industrial use with landscaping and does not contain wildlife corridors or nursery sites.	
e.	NO IMPACT	The project site contains no trees. No impact will result.	
f.	NO IMPACT	The proposed project will not conflict with any habitat conservation plans?	
V. CULTURAL RESOURCES			
a.	NO IMPACT	The site does not contain any historic resources. The existing building is a warehouse formerly used as an electronics store. It will now be adaptively reuse for residential purposes. No impact would result.	
b.	NO IMPACT	The project is not located in an area of known archaeological resources. No impact would result.	
c.	NO IMPACT	The project is not located in an area of known paleontological resources. No impact would result.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

d.	NO IMPACT	No human remains are anticipated to be located at the project site. No impact would result.	
----	-----------	---	--

VI. GEOLOGY AND SOILS

a.	NO IMPACT	The site is not located in an Alquist Priolo zone.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is subject to strong seismic shaking; however, the resulting impact will be reduced to a less than significant level by following the International Building Code standards during construction.	VI aii
c.	NO IMPACT	The project site is not located in a liquefaction zone or an area know for seismic-related ground failure.	
d.	LESS THAN SIGNIFICANT IMPACT	The project site is not located in a liquefaction zone or an area know for seismic-related ground failure.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The grading of the site will result in the loss of topsoil and the applicant proposes to export 12,920 cubic yards via its haul route application. However, the resulting impact will be reduced to a less than significant level by the incorporation of construction and hauling mitigation measures.	VI b, VI b1
f.	NO IMPACT	The project site is stable and is not anticipated to become unstable due to construction of the project.	
g.	NO IMPACT	The project site is stable and is not anticipated to become unstable due to construction of the project.	
h.	NO IMPACT	No septic tanks are proposed as part of this project. No impact would result.	

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The existing industrial structure has the possibility of containing asbestos, which would be transported following demolition; however, the resulting impact would be reduced to a level of insignificant by the proposed mitigation measure.	VII b5
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The existing industrial structure has the possibility of containing asbestos since their construction occurred in the 1950's. An asbestos survey and removal of any ACM must be completed prior to the issuance of the demolition permit to mitigate the impact to a less than significant level.	VII b5
c.	NO IMPACT	No hazardous materials are proposed to be used with this mixed-use project. No impact would result.	

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	The site is not located on a hazardous-material list. No impact would result.	
e.	NO IMPACT	The site is not located within an airport land use plan. The proposed mixed-use project would not result in a safety hazard for people residing or working in the area.	
f.	NO IMPACT	The site is not located near a private airstrip. The proposed mixed-use project would not result in a safety hazard for people residing or working in the area.	
g.	NO IMPACT	The mixed-use project is permitted in the heavy manufacturing land use designated area and would not interfere with any emergency response or evacuation plans.	
h.	NO IMPACT	The project site is not located in an area of wildland fires. No impact would result.	
VIII. HYDROLOGY AND WATER QUALITY			
a.	NO IMPACT	No violations of any water quality or waste discharge requirements are anticipated for the proposed project.	
b.	NO IMPACT	The proposed project should not cause the depletion of groundwater supplies or the interference of groundwater recharge. The project will continue to be supplied with water by the LA DWP.	
c.	NO IMPACT	The project site does not contain a stream or a river. The site currently drains into the sewer as will the proposed project. No impact will result.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be required to control runoff using stormwater best management practices and a retention basin. After implementation of mitigation measures, the impact will be less than significant.	VIII c1
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be required to control runoff using stormwater best management practices and a retention basin. After implementation of mitigation measures, the impact will be less than significant.	VIII c1
f.	NO IMPACT	The proposed mixed-use project is not anticipated to substantially degrade water quality.	
g.	NO IMPACT	The project is not located in a flood zone. No impact will result.	
h.	NO IMPACT	The project is not located in a flood zone. No impact will result.	
i.	NO IMPACT	The project site is not located in a potential dam inundation zone. No impact would result.	

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

j.	NO IMPACT	The project site is not located within an inundation zone for seiche, tsunami, or mudflow. No impact would result.	
----	-----------	--	--

IX. LAND USE AND PLANNING

a.	LESS THAN SIGNIFICANT IMPACT	The proposed mixed-use development is permitted in the Heavy Manufacturing land use designated area. As such, the project would be compatible with the existing light industrial uses. However, the decision maker should condition the project to notify future residents that they are located in an industrial zoned area.	
----	------------------------------	---	--

b.	LESS THAN SIGNIFICANT IMPACT	The proposed mixed use project does not comply with the area, yard and use provisions of the existing M3-1 Zone. A zone change request, a Zoning Administrator's Adjustment, and a Zoning Administrator's Determination has been filed with the project. Upon making the findings and imposing the appropriate conditions, the project will comply with the municipal code.	
----	------------------------------	---	--

c.	NO IMPACT	The proposed project will not conflict with any applicable conservation or natural community conservation plans due to its location in a developed urban area.	
----	-----------	--	--

X. MINERAL RESOURCES

a.	NO IMPACT	The site is not located in a known area of mineral resources. No impact is expected to result.	
----	-----------	--	--

b.	NO IMPACT	The site is not located in a known area of mineral resources. No impact is expected to result.	
----	-----------	--	--

XI. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During the construction of the project, the applicant will be required to comply with the City's Noise Ordinance and the attached construction noise mitigation measures to reduce the impact to a less than significant level. Double-pane windows will be required on all windows to reduce the operational noise impact to a less than significant level.	See Mitigation Measure VI B.
----	--	--	------------------------------

b.	LESS THAN SIGNIFICANT IMPACT	The project construction will be typical of other multi-family buildings in the area and is not anticipated to result in excessive groundborne vibration or noise levels.	
----	------------------------------	---	--

Impact?	Explanation	Mitigation Measures	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Impacts may result from the project implementation due to noise from cars using a parking ramp. The parking ramps will need to be constructed from concrete to reduce the noise impact to a less than significant level.	XI a2
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During the construction of the project, the applicant will be required to comply with the City's Noise Ordinance and the attached construction noise mitigation measures to reduce the impact to a less than significant level.	See Mitigation Measure VI B.
e.	NO IMPACT	The propose project is not located within a flight path, as such it is not anticipated to have a noise impact.	
f.	NO IMPACT	The propose project is not located within the vicinity of a private airstrip, as such it is not anticipated to have a noise impact.	
XII. POPULATION AND HOUSING			
a.	NO IMPACT	The proposed net increase of 76 residential units will not induce substantial population growth. It will serve the demand within the existing population.	
b.	NO IMPACT	No net housing will be displaced as a result of this project.	
c.	NO IMPACT	The proposed project is for the adaptive re-use of an existing industrial building and would not involve or cause the displace of people.	
XIII. PUBLIC SERVICES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in an area with adequate fire response times. The project will be reviewed by the LA Fire Department who may require mitigation emergency access and site layout to reduce the fire impact to a less than significant level.	XIII a
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be reviewed by the LA Police Department who may require mitigation emergency access and site layout to reduce the police protection impacts to a less than significant level.	XIII b1
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will increase the demand on area schools; however, the impact will be reduced to a less than significant level by the payment of school fees to LAUSD.	XIII c1
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will result in an increased use of the parks; however, the impact will be reduced to a less than significant level by the payment of Quimby fees.	See Mitigation Measure XIV.

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A request to improve Traction Avenue and Hewitt Street may be required by the Bureau of Engineering. After such, the impact will be less than significant.	XIII e
----	--	--	--------

XIV. RECREATION

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The increased use in parks by this residential project will be mitigated by the payment of Quimby Fees.	XIV a
b.	NO IMPACT	The construction of 76 live/work units will not result in the construction or expansion of recreational facilities.	

XV. TRANSPORTATION/CIRCULATION

a.	LESS THAN SIGNIFICANT IMPACT	THE PROPOSED 76-UNIT PROJECT was reviewed by the BY THE DEPARTMENT OF TRANSPORTATION and a traffic study is not required. THE PROPOSED PROJECT HAS A NET INCREASE OF 76 DWELLING UNITS WHICH WOULD NOT RESULT IN A SIGNIFICANT IMPACT. THE CHANGE IN USE FROM AN ELECTRONICS STORE TO A MIXED-USE PROJECT RESULTED IN LESS DAILY TRIPS FOR THE PROJECT SITE.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would not increase the level service at the intersection of Hewitt Street and Traction Avenue.	
c.	NO IMPACT	No change in air traffic patterns will result from the proposed residential project.	
d.	NO IMPACT	The project does not include any hazardous design features. No impact would result.	
e.	NO IMPACT	Both LADOT and the LAFD will review the proposed project's emergency access to ensure that potential impacts are mitigated to a less than significant level.	
f.	LESS THAN SIGNIFICANT IMPACT	The project will provide 139 parking spaces including 76 specifically for residential use pursuant to the Central City Parking District Ordinance. The remaining parking spaces will be used for retail and guest parking.	
g.	NO IMPACT	The proposed project will not conflict with any alternative transportation policies.	

XVI. UTILITIES

a.	LESS THAN SIGNIFICANT IMPACT	The project's net increase of 76 live/work units not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board.	
----	------------------------------	--	--

Impact?	Explanation	Mitigation Measures
---------	-------------	---------------------

b.	LESS THAN SIGNIFICANT IMPACT	The construction of the 76 live/work units will not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed 76 live/work project would not require the construction of new stormwater drainage facilities.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project has the potential to cumulative impact existing water supplies; the referenced mitigation measures shall apply to reduce impacts to a less than significant level.	XVI d
e.	LESS THAN SIGNIFICANT IMPACT	The increase in wastewater can be accommodated by the wastewater treatment provider. The impact will be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	The local landfills have sufficient capacity to serve the residential project .	
g.	LESS THAN SIGNIFICANT IMPACT	The project will be required to provide on-site recycling to reduce the amount of trash going to landfills. This will reduce the solid waste impact to a less than significant level.	

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project does not result in any impact that would cause the above.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed 76-unit live/work project will result in environmental impacts; however, each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures. As such, the impacts of the propose project will not result in any cumulative impacts.	
c.	LESS THAN SIGNIFICANT IMPACT	After implementation of mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings.	

DETERMINATION LETTER
CPC-2008-1070-ZC-ZV-ZAD-
ZAA-SPR
MAILING DATE: 10/01/09

F.O.C. Electronics ✓
Gideon Kotzer
814 Traction Avenue
Los Angeles, CA 90013

Fae Tsukamoto- G.I.S Section
200 N. Spring St., Room 825
Mail Stop #395

FIRE
MARYLOU.NAJERA@LACITY.ORG

✓ Elizabeth Peterson
1850 Industrial Street
Los Angeles, CA 90021

Council Member Jan Perry
Ninth Council District
City Hall, Room 420
Mail Stop #215

TRANSPORTATION
TAIMOUR.TANAVOLI@LACITY.ORG

STREET SERVICES
GREG.MONFETTE@LACITY.ORG

L. Gustaf Soderbergh
1738 Berkeley Street
Santa Monica, CA 90404

Theodore Irving
City Planner
City Hall, Room 721
Mail Stop #395

ENGINEERING
QUYEN.PHAN@LACITY.ORG

LIAISON
NELSON.LARIOS@LACITY.ORG
TONY.STAPLES@LACITY.ORG
IRIS.FAGAR-AWAKUNI@LACITY.ORG