

Date: 2-22-11
Submitted in PLUM Committee
Council File No: 11-0106
Item No.: 2
Deputy of 500 hotel rooms.
Planning

ADDITIONAL CONDITIONS:

Sign District Condition:

Additional SUD thresholds for off-site signage:

- No offsite or large format signage unless Phase One includes a minimum of 500 hotel rooms.
- No offsite or large format signage unless Phase Two includes a tower a minimum of 800 feet in height.
- No offsite or large format signage shall be permitted unless the total project development exceeds a Floor Area Ratio of 6:1 at build-out.

Sign District Condition:

- Billboard reduction shall be required for any offsite signage

Sign District Finding:

- Direct Planning Staff to work with the City Attorney to draft detailed findings supporting the establishment of the proposed sign district.

Water Supply Condition:

- Water Verification. If the project proposed more than 500 residential units pursuant to the Land Use Equivalency Program, the Applicant shall prepare a water verification report complying with the provisions of Government Code Section 66473.7.

Heliport Condition:

- The heliport shall be a minimum height of 817 feet above ground level.

Parking Condition:

- Shared Parking Analysis. If the Applicant changes the mix of permitted uses pursuant to the approved Land Use Equivalency Program, a revised shared parking calculation utilizing the shared parking factors proportionally for each use included in the Project shall be prepared to the satisfaction of the Director of Planning.

Parking Condition:

- Shared Parking. One parking space shall be assigned to each residential unit, and shall not be shared.

Perimeter Construction Sound Barrier Condition:

- Applicant shall install a temporary six-foot tall noise barrier along the north and south perimeter of the project site to reduce construction noise.

Perimeter Treatment Plan Condition:

- Applicant shall prepare a perimeter treatment plan for the entire construction site, using aesthetically pleasing materials and design components during construction phases, to the satisfaction of the Director of Planning. No offsite signs shall be permitted on the temporary fencing.

Circulation / Construction Staging Condition:

- All four existing travel lanes along Wilshire Boulevard shall remain open during all phases of construction. Any construction staging on Wilshire Boulevard shall not impede a traffic lane.
- All four existing travel lanes along Figueroa Boulevard shall remain open during all phases of construction. Any construction staging on Figueroa Boulevard shall not impede a traffic lane.