

MOTION

I MOVE that the matter of ENVIRONMENTAL IMPACT REPORT, MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to Transfer of Floor Area Rights and an appeal of the Sign Supplemental Use District Ordinance, Conditional Uses, and Site Plan Review, for property at 916, 925 and 937 West Seventh Street; 655, 685, 695, and 699 Figueroa Street; and 900 and 930 West Wilshire Boulevard, Item 18 on today's Council Agenda (CF 11-0106), BE AMENDED as follows:

1. ADOPT the attached additional conditions of Approval, which have been reviewed by Planning Department staff.
2. REQUEST the City Attorney, with the assistance of the Planning Department, to prepare and present the Supplemental Use District (SUD) Ordinance, subject to the attached additional SUD/Signage Conditions of Approval relative to Lighting Orientation, Building I.D. Sign Level 4 Restrictions, and Architectural Lighting.

PRESENTED BY _____

JAN PERRY

Councilwoman, 9th District

SECONDED BY _____

ORIGINAL

March 9, 2011

CPC-2009-3416-DA-TDR-CUB-CU-CUW-ZV-SN-ZAD-SPR-GB ADDITIONAL CONDITIONS OF APPROVAL

- **Francisco Street Circulation Improvements.** Prior to issuance of any certificate of occupancy for Building B, as shown in Exhibit A, the Applicant will cause Francisco Street to be restriped as two northbound lanes and two southbound lanes within the existing width of Francisco Street, and will implement additional curb cuts or sidewalk widening or narrowing (in no event would the sidewalk be less than eight feet in width) on Francisco Street as required by LADOT and/or any other relevant City agency in connection with such restriping..
- **Wilshire Boulevard Circulation Improvements.** Prior to the issuance of any certificate of occupancy for the Building B, as shown in Exhibit A, the Applicant will cause the eastbound Wilshire Boulevard lanes (at Figueroa Street) to be restriped for three left turn lanes and one through-lane within the existing street width of Wilshire Boulevard and will implement identification and directional signage and intersection signal improvements to the satisfaction of the Department of Transportation.
- **7th Street Ingress.** The Project shall be designed to provide ingress for self-parking for any and all Project components at the 7th Street vehicle entrance. The Project shall implement directional signage within the 7th Street vehicle entrance for such self-parking clearly identifying the self-parking entrance. Such signage shall be easily visible from the public right of way, and the Project shall provide similar signage in the public right of way if required by LADOT.
- **Helistop.** Helicopter operations shall be limited to an average of 2 round trips per day and not more than 4 round trips on a single day.

The following conditions to be clarified to read as follows:

Condition No. 3

- **Height.** No building shall exceed a height of 1250 feet, and the height of the building podium shall not exceed 170 feet. Building height shall be measured from the top of the curb at the corner of Figueroa and 7th Streets adjacent to the project site.

Condition No. 5.f.ii

- **Transfer of Floor Area / Term: Initial Period.** Land value has been determined by an Appraisal and shall be fixed at \$180/square feet of site area for the Initial Period.

Condition No. 5.h.ii

- **Transfer of Floor Area / Term: Further Extension Period(s).** If the Director of Planning does not exercise the authority to revoke the TFAR approval, the TFAR term shall be extended for an additional five (5) year period, and the land value shall be adjusted based on the methodology outlined in 5.g.ii above.

CPC-2009-3416-DA-TDR-CUB-CU-CUW-ZV-SN-ZAD-SPR-GB ADDITIONAL SUD/SIGNAGE CONDITIONS OF APPROVAL

Direct City Attorney in consultation with the Department of City Planning to incorporate the following directives into the proposed Supplemental Use District for Signage.

- **Lighting Orientation.**

- Level 2 signage utilizing light emitting diodes shall orient the peak candle power of such lights largely away from the Wilshire Boulevard Building and towards 7th Street on the south and towards Wilshire Boulevard to the north, in each case on an angle at least 30 degrees off of the line that is perpendicular to Francisco Street. In addition, Level 2 signage on the Francisco Street façade shall conform to the type, square footage, and refresh rate limitations detailed in the SUD.
- Level 2 signage utilizing light emitting diodes on the 7th Street façade will orient the peak candle power of such lights on an angle at least 20 degrees off of the line that is perpendicular to the 7th Street façade of the office tower located at 725 S. Figueroa Street.
- Level 2 signage utilizing light emitting diodes on the Wilshire Boulevard façade will orient the peak candle power of such lights as follows: (i) on the easternmost 155 feet of the Wilshire Boulevard façade, such lights will be oriented away from the building at 601 Figueroa Street and on an angle that is at least 20 degrees easterly of the line that is perpendicular to Wilshire Boulevard, and (ii) west of the point 155 feet west of Figueroa Street on the Wilshire Boulevard façade, such lights will be oriented away from the building at 601 Figueroa Street and on an angle that is at least 20 degrees westerly of the line that is perpendicular to Wilshire Boulevard.
- Level 2 signage on the Francisco Street façade of the Project (i) shall not extend south along Francisco Street more than 87 feet from the Project's Wilshire Boulevard property line, and (ii) shall not extend north more than 32 feet from the Project's 7th Street Property line.
- Level 2 signage will not exceed 3,500 candelas per square meter during the daytime and 600 candelas per square meter during the nighttime.
- Level 1 signage will not exceed 3,500 candelas per square meter during the daytime and 800 candelas per square meter during the nighttime.

- **Building ID Sign Level 4 Restrictions.**

- If the hotel tower is less than 634 feet above ground level, (i) during the daytime the brightness of Level 4 signage on the hotel tower will not exceed 3,500 candelas per square meter, and (ii) during the nighttime the letters, logos or other elements of the Building I.D. signage on Level 4 of the hotel tower will not exceed 130 candelas per square meter and the background (and on any face without Building I.D. signage) will not exceed 85 candelas per square meter, and (iii) the letters, logos and other elements of the Building I.D. signage will not exceed 70% of the total permitted area of the Level 4 signage. Notwithstanding the foregoing, if Level 4 includes Large Scale Architectural Lighting or Integral Large Scale Architectural Lighting, such lighting will not exceed 120 candelas per square meter.
- If the office tower is less than 817 feet above ground level, (i) during the daytime the brightness of Level 4 signage on the office tower will not exceed 3,500 candelas per square meter, and (ii) during the nighttime the letters, logos or other elements of the Building I.D. signage on Level 4 of the office tower will not exceed 130 candelas per square meter and the background (and on any face

without Building I.D. signage) will not exceed 85 candelas per square meter, and (iii) the letters, logos and other elements of the Building I.D. signage will not exceed 70% of the total permitted area of the Level 4 signage. Notwithstanding the foregoing, if Level 4 includes Large Scale Architectural Lighting or Integral Large Scale Architectural Lighting, such lighting will not exceed 120 candelas per square meter.

- If the office tower is greater than 817 feet above ground level or the hotel tower is greater than 634 feet above ground level, the brightness of the Level 4 signage on such tower will not exceed 3,500 candelas per square meter during the daytime and 130 candelas per square meter during the nighttime.
- **Architectural Lighting.** Large Scale Architectural Lighting and Integrated Large Scale Architectural Lighting shall be permitted in Vertical Sign Zone 3. Level 3 Large Scale Architectural Lighting and Integral Large Scale Architectural Lighting will not exceed 3,500 candelas per square meter during the daytime and 120 candelas per square meter during the nighttime.