

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2016-1706-VZC-HD-SPR	ENV-2016-1706-MND	14 – HUIZAR
PROJECT ADDRESS:		
2136, 2140, 2144, 2148 East Violet Street		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Richard G. Newman, Violet Street Investor, LLC		
Representative: Dale Goldsmith and Matt Dzurec Ambruster Goldsmith & Delvac LLP 1200 Wilshire Boulevard 1600 Los Angeles, CA 90025	(310) 254-9052	matt@agd-landuse.com
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
JoJo Pewsawang	(213) 978-1214	JoJo.Pewsawang@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>Demolition of an industrial warehouse and scrap metal yard and the construction, use, and maintenance of a 96,936 square-foot nine-story office building with ground-floor retail, four stories of above grade parking, and four stories of office with a Floor Area Ratio (FAR) of 3 to 1. The project will include 90,773 square-feet of office space on floors 6 – 9 and 6,163 square-feet of ground-floor retail, 200 automobile parking spaces on the ground floor through 5th floor, and 37 bicycle parking spaces (14 short-term and 23 long-term).</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

1. **Found**, pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-1707-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Found** that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** that the mitigation measures have been made enforceable conditions on the project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for ENV-2016-1707-MND the Mitigated Negative Declaration;
2. **Recommended** that the City Council **Adopt**, pursuant to LAMC Section 12.32-F, a Zone Change and Height District Change from M3-1- RIO (Manufacturing Zone with a maximum 1.5 to 1 FAR) to (T)(Q)M3-2D- RIO (Manufacturing Zone with a maximum 3 to 1 FAR);
3. **Approved**, pursuant to LAMC Section 16.05, Site Plan Review for a development which creates, or results in an increase of, 50,000 gross square feet or more of non-residential floor area;
4. **Adopted** the Conditions of Approval; and
5. **Adopted** the Findings.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Zone Change and Height District Change

FINAL ENTITLEMENTS NOT ADVANCING:

Site Plan Review

ITEMS APPEALED

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination <input checked="" type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input checked="" type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Zone Change Map <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A - Site Plan <input checked="" type="checkbox"/> Mailing List <input type="checkbox"/> Land Use <input type="checkbox"/> Other _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration <input checked="" type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Mitigation Monitoring Program <input type="checkbox"/> Other	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
NOTES / INSTRUCTION(S):			
FISCAL IMPACT STATEMENT:			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No *If determination states administrative costs are recovered through fees, indicate "Yes".			
PLANNING COMMISSION:			
<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission </div> <div> <input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission </div> </div>			
PLANNING COMMISSION HEARING DATE:		COMMISSION VOTE:	
November 10, 2016		7 - 0	
LAST DAY TO APPEAL:		APPEALED:	
December 29, 2016		No	
TRANSMITTED BY:		TRANSMITTAL DATE:	
JoJo Pewsawang		January 4, 2017	



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **DEC 14 2016**

Case No.: CPC-2016-1706-VZC-HD-SPR
CEQA: ENV-2016-1707-MND
Plan Area: Central City North

Council District: 14 – Huizar

Project Site: 2136, 2140, 2144, 2148 East Violet Street

Applicant: Richard G. Newman, Violet Street Investor, LLC
Representative: Dale Goldsmith, Matt Dzurec,
Armbruster, Goldsmith & Delvac, LLP

At its meeting of **November 10, 2016**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

The demolition of an industrial warehouse and scrap metal yard and the construction, use, and maintenance of a 96,936 square-foot nine-story office building with ground-floor retail, four (4) stories of above grade parking, and four (4) stories of office with a Floor Area Ratio (FAR) of 3 to 1. The project will include 90,773 square-feet of office space on floors 6 – 9 and 6,163 square-feet of ground-floor retail, 200 automobile parking spaces on the ground floor through 5th floor, and 37 bicycle parking spaces (14 short-term and 23 long-term).

1. **Found**, pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-1707-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Found** that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** that the mitigation measures have been made enforceable conditions on the project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for ENV-2016-1707-MND the Mitigated Negative Declaration;
2. **Recommended** that the City Council **Adopt**, pursuant to LAMC Section 12.32-F, a Zone Change and Height District Change from M3-1- RIO (Manufacturing Zone with a maximum 1.5 to 1 FAR) to (T)(Q)M3-2D- RIO (Manufacturing Zone with a maximum 3 to 1 FAR);
3. **Approved**, pursuant to LAMC Section 16.05, Site Plan Review for a development which creates, or results in an increase of, 50,000 gross square feet or more of non-residential floor area;
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

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: Dake Wilson
Seconded: Choe
Ayes: Ahn, Ambroz, Mack, Millman, Padilla-Campos
Absent: Katz, Perlman

Vote: 7 – 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is appealable to the Los Angeles City Council within 15 days after the mailing date of this determination letter, only as it relates to the Site Plan Review. Any appeal not filed within the 15-day 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.

FINAL APPEAL DATE: DEC 29 2016

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: Ordinance, Map, Conditions of Approval, Findings
c: Jordann Turner, City Planner
JoJo Pewsawang, Planning Associate

ORDINANCE NO. _____

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

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

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:

SANTA FE AVE

60 VIOLET ST

18 FT ALLEY

140

218.5

140

**(T)(Q)M3-
2D-RIO**

142.72

20 FT ALLEY

BAY ST



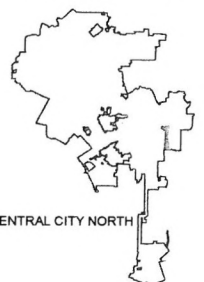
100 50 0 100 Feet

CPC 2016-1706 VZC HD SPR

LH/af

110216

City of Los Angeles



CENTRAL CITY NORTH

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) Tentative Classification shall be removed 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.

Dedications and Improvements. Prior to the issuance of any building permits, the following 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):

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. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning 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 Department of City Planning.
 - a. Dedication Required.
 1. Violet Street (Collector Street) – A 3-foot wide strip of land along the property frontage to complete a 33-foot wide half right-of-way in accordance with Collector Street standards of Mobility Plan 2035.
 2. Alley (South of Violet Street) – None.
 - b. Street Improvements.
 1. Violet Street – Construct suitable surfacing to provide a 20-foot half roadway including asphalt pavement, integral concrete curb, 2-foot gutter and a 13-foot concrete sidewalk. These improvements should suitably transition to join the existing improvements.
 2. Green Alley:
 - a. Resurfacing the alley pavement to provide a 10-foot wide half alley, including the construction of a 2-foot longitudinal concrete gutter along the centerline of the alley. These improvements should suitably transition to join the existing improvements.

- b. The applicant shall apply green alley standards as established by the Bureau of Engineering to the satisfaction of the Direction of Planning, including but not limited to permeable paving.
3. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.
Notes:

Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Water and Power regarding power poles relocation.

4. No major drainage problems are involved.
5. Sewer lines exist in Santa Fe Avenue. There are no existing mainline sewers along Violet Street serving the property. Construction of mainline sewer and 6-inch house connection laterals to the property line will be required. All sewage facilities chargers and bonded sewer fees are to be paid prior to obtaining a building permit.
6. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (213) 482-7048.
7. An investigation may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office Sewer Counter of the Bureau of Engineering to verify sewer capacity (213) 482-7048.
8. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen M. Phan of my staff at (213) 202 – 3488.

3. **Street Lighting.**

- a. Prior to recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
- b. Construct new street lights: four (4) on Violet Street.

4. **Urban Forestry – Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree planting shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or

contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at 213-847-3077.

(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:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and dated November 30, 2016, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Automobile Parking.** Automobile parking shall be provided consistent with LAMC Section 12.21-A,4.
3. **Above-Grade Parking.** Above-grade parking levels shall have an external screen integrated into the architecture and be designed to improve the building's appearance and minimize light pollution while meeting code requirements for ventilation.
4. **Art Mural.** Art murals shall be in compliance with all applicable City regulations, pursuant to Section 22.119 of the Los Angeles Administrative Code and including approval from the Department of Cultural Affairs.
5. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Sections 12.21-A,4 and 12.21-A,16. All bicycle parking shall have delineated access separate and apart from vehicular activity to promote a safe path of travel.
6. **Department of Transportation.**
 - a. A minimum of 40-foot and 20-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving more than 100 and less than 100 parking spaces respectively.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk, LAMC 12.21 A-5(i)a.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Room 550.
7. **Fire Department.** Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.
8. **Lighting.** The applicant shall install lighting along the southern building façade along the alley to the satisfaction of the Director of Planning.
9. **Green Wall.** The applicant shall plant clinging vines along the western façade to create a green wall, to the satisfaction of the Director of Planning.

“D” DEVELOPMENT LIMITATIONS

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 “D” Development Limitations.

1. **Floor Area Ratio (FAR).** The building shall be developed in substantial conformance with Exhibit A, and not exceed an Floor Area of 3 to 1, or 96,936 square feet.
2. **Height.** The structure shall be limited to a maximum height of 107 feet 6 inches above grade level, excluding roof structures and equipment, as defined by LAMC Section 12.21.1.

CONDITIONS OF APPROVAL

Entitlement Conditions

1. **Use.** Authorized herein is a 96,936 square-foot commercial office building with ground floor retail.
 - a. **Commercial Office.** A maximum of 90,773 square feet of commercial office floor area shall be permitted.
 - b. **Ground Floor Retail.** A maximum of 6,163 square feet of floor area shall be permitted on the ground floor.
2. **Electric Vehicle Parking.** The project shall include at least 20 percent of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Of the twenty percent EV Ready parking, five percent of the total code required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point. None of the required EV Ready parking shall apply to parking spaces used for dealership vehicle storage.
3. **Solar Panels.** Solar panels shall be installed on the project's rooftop space to be connected to the building's electrical system, in substantial conformance with the plans stamped "Exhibit A" and dated November 30, 2016.
4. **River Implementation Overlay (LA-RIO).** Prior to the issuance of building permits, the applicant shall obtain approval of a LA-RIO Administrative Clearance from the Department of City Planning.
5. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the decision maker.
6. **Bicycle Parking Signage.** Prominent directional signage shall be installed to direct bicyclists to the location of the project's long term bicycle parking spaces.
7. **Mechanical Equipment.** All mechanical equipment on the roof shall be fully screened from view of any abutting properties and the public right-of-way.
8. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
9. **Trash/Storage.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.

- a. Trash receptacles shall be stored in a fully enclosed building or structure, constructed with a solid roof, at all times.
- b. Trash/recycling containers shall be locked when not in use.

Environmental Conditions

10. **Hazardous Materials Site.** A soil remediation plan shall be developed and implemented to excavate and remove impacted soils prior to building construction. The impacted site soils should be segregated, stockpiled, and resampled for waste profiling, particularly in the areas of Boring B2 and B7. Visible metal debris should be removed during the profile sampling event, and recycled. Pending the results of the stockpile profiling, the soil analytical results may be more favorable with regards to the disposal facility criteria. Onsite soil excavation personnel should be licensed and trained to properly handle hazardous materials encountered at the site.
11. **Emergency Response Plan.** Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, and location of nearest hospitals and fire stations.
12. **Increased Noise Levels (Demolition, Grading, and Construction Activities).**
 - a. To the maximum extent practical, demolition and 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-the-art noise shielding and muffling devices. On-site power generators shall either be plug-in electric or solar powered.
13. **Temporary Groundborne Vibration Impacts.** All new construction work shall be performed so as not to adversely affect the structural integrity of the building located at 2124 E. Violet Street. Prior to commencement of construction, a qualified structural engineer shall survey the existing foundations and structure of the building located at 2124 E. Violet Street, and provide a plan to protect it from potential damage. The required documentation shall consist of video and photographic documentation of accessible and visible areas on the exterior and interior facades of the buildings (if access is granted by the adjacent building owner). A registered civil engineer or certified engineering geologist shall develop recommendations for the adjacent structure monitoring program that will include, but not be limited to, vibration monitoring, elevation and lateral monitoring points, crack monitors and other instrumentation deemed necessary to protect adjacent building and structure from construction-related damage. The monitoring program shall include vertical and horizontal movement, as well as vibration thresholds. If the thresholds are met or exceeded, work will stop in the area of the affected building until measures have been taken to stabilize the affected building to prevent construction related damage to the adjacent structure.
14. **Public Services (Police – Demolition/Construction Sites).** Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

15. **Transportation and Traffic.** Measure(s) detailed in LADOT's communication to Department of City Planning (DOT Case No. CEN 15-43627, dated April 14, 2016) shall be complied with.
16. **Increase Vehicle Trips/Congestion.** A Construction work site traffic control plan shall be submitted to DOT and LAFD for review and approval in accordance with the LAMC prior to the start of any construction work. The plans shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties, and if applicable, the location of off-site staging areas for haul trucks and construction vehicles. All construction related traffic shall be restricted to off-peak hours.
17. **Haul Route.**
- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
 - b. The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
 - c. There shall be no staging of hauling trucks on any streets adjacent to the project, unless specifically approved as a condition of an approved haul route.
 - d. No hauling shall be done before 9 a.m. or after 3 p.m.
 - e. Trucks shall be spaced so as to discourage a convoy effect.
 - f. A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route.
 - g. Truck crossing signs are required within 300 feet of the exit of the project site in each direction.
 - h. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind.
 - i. Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.
 - j. Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.
 - k. A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
 - l. The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.

Administrative Conditions of Approval

18. **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 Department of City Planning for placement in the subject file.
19. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
20. **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 Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
21. **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.
22. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
23. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
24. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
25. **Expediting Processing Section.** Prior to the clearance of any conditions, the applicant shall show that all fees have been paid to the Department of City Planning Expedited Processing Section.
26. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's

fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan Findings

1. General Plan Land Use Designation.

The subject property is located within the Central City North Community Plan area which was updated by the City Council on December 15, 2000 and designates the subject property for Heavy Manufacturing land uses corresponding to the M3 Zone. The site is presently zoned M3-1-RIO. The proposed 107-foot 6 inch in height office building with ground floor retail is consistent with development permitted in the proposed M3-2D-RIO Zone. The Community Plan Map, through Footnote No. 6, states that properties designated on zoning maps as Height District Nos. 1, 1L, 1VL, or 1XL (or their equivalent) that are limited to a floor area ratio of 1.5 to 1 can request a Zone Change / Height District Change to allow for a maximum floor area ratio of 3 to 1. The proposed Zone Change and Height District change from M3-1-RIO to M3-2D-RIO would permit an FAR of 3 to 1, which would enable the project site to be built at a height and density consistent with Footnote No. 6 of the Central City North Community Plan and with existing development in the Arts District. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

2. General Plan Text.

- a. **Land Use Chapter, Framework Element.** The Framework Element of the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, and public services.

The project will support and will be generally consistent with the General Plan Framework Land Use Chapter, as it will introduce a new commercial use to an underutilized site currently used as a warehouse and scrap metal yard. In addition, the project will comply with the following goals, objectives, and policies set forth in the General Plan Framework Land Use Chapter as follows:

Goal 3A. A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1. Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.1. Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Objective 3.4. Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

The project is located within the Arts District, an area of the City that is undergoing rapid change from a predominantly industrial land use area to a having a mix of residential, commercial, and industrial land uses. The proposed project will contribute toward and facilitate the City's long-term fiscal and economic viability by redeveloping an underutilized site with a new commercial office building with 6,163 square feet of ground floor commercial uses. The project maximizes retail and commercial services along the Violet Street frontage.

The proposed office and retail space will expand the site's employment capacity and create new opportunities for neighborhood serving businesses. The project's proximity to transit connections and its mix of uses will encourage the reduction of vehicular trips to and from the project, vehicle miles traveled, and help reduce air pollution.

- b. **Central City North Community Plan.** The Community Plan text includes the following relevant land use goals, objectives, and policies:

Goal 2. A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.

Objective 2-2. To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Policy 2-2.2. New development needs to add to and enhance the existing pedestrian street activity.

Policy 2-2.3. Require that the first floor street frontage of structures, including mixed-use projects and parking structures located in pedestrian oriented districts, incorporate commercial uses.

Goal 3. Sufficient land for a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force and which have minimal adverse impact on adjacent uses.

Objective 3.1. To provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community.

Policy 3-1.1. Designate lands for the continuation of existing industry and development of new industrial parks, research and development uses, light manufacturing, and similar uses which provide employment opportunities.

Objective 3.3. To retain industrial plan designations to maintain the industrial employment base for community residents and to increase it whenever possible.

Policy 3-3.1. The numerous large rail yards and other industrially planned parcels located in predominantly industrial areas should be protected from development by other uses which do not support the industrial base of the City and the community.

In addition to the land use goal, policies, and objectives described above, the project is consistent with the following design policies within the Urban Design Chapter of the Community Plan:

Site Planning. Structures shall be oriented toward the main commercial street where a parcel is located and shall avoid pedestrian/vehicular conflicts by:

- Locate surface parking to the rear of structures.
- Maximize retail and commercial service uses along frontages of commercial developments.
- Provide front pedestrian entrances for businesses fronting on main commercial streets.
- Requiring site plans which include ancillary structures, service areas, pedestrian walkways, vehicular paths, loading areas, drop off, and landscaped areas.

Height and Building Design. The project is consistent with the following policies regarding height and building design.

- Require the use of articulations, recesses, surface perforations, porticoes to break up long, flat building facades.
- Provide accenting, complementary building materials to building facades.
- Screen mechanical and electrical equipment from public view.
- Screen all rooftop equipment and building appurtenances from public view.
- Require the enclosure of trash areas for all projects.

Parking Structures. Parking structures shall be integrated with the design of the buildings they serve through:

- Design parking structure exteriors to match the style, materials and color of the main building.

- Along commercial frontages, and where appropriate, maximize retail and commercial service uses on ground floors of parking buildings.

The proposed project is a commercial office building consisting of 90,773 square feet of office space and 6,163 square feet of ground floor retail space. The project will provide new office space to the Arts District submarket of Downtown Los Angeles and provide opportunities for new neighborhood serving commercial uses in the ground floor commercial space. As a result, the development will strengthen the existing commercial and industrial development in the community by adding to the consumer base through the introduction of new employees and visitors, and by adding new amenities for the existing workforce. The project is also an infill development that will replace an underutilized site with desirable commercial development.

The proposed project is designed with commercial and pedestrian uses oriented towards Violet Street and parking located towards the alley, encouraging pedestrian activity and minimizing curb cuts. The project's setbacks mirror existing development in the area and will further provide a 7-foot rear setback along the alley to provide additional separation from southern abutting properties. The building's perceived massing will be reduced by the use of differing materials and balcony projections. A trash enclosure will also be provided and will be out of public view. The building's parking podium will be screened from view by a vinyl graphic wrap. The project has been designed with adequate buffering, landscaping, screening, and treatments to the facade to be compatible with the surrounding area.

- c. **Mobility Element.** The Mobility Element of the General Plan (Mobility Plan 2035) is likely to be affected by the recommended action herein through the imposition of street dedications and improvements surrounding the project site. Violet Street is designated as a Collector Street under Mobility Plan 2035, dedicated to a half right-of-way width of 33 feet and improved with asphalt roadway. The alley to the south is dedicated to a 10-foot wide half right-of-way and improved with asphalt roadway. Dedications and improvements have been imposed under the (T) Tentative Classification conditions contained within this staff report.

The proposed project is in conformance with the Mobility Element policies listed below:

Policy 1.2. Implement a balanced transportation system on all streets, tunnels, and bridges using complete streets principles to ensure the safety and mobility of all users.

Policy 2.3. Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.6. Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

Policy 2.10. Facilitate the provision of adequate on and off-street loading areas.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.8. Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project site is served by public transit and bike share; several Metro Local bus stops and the Metro bike share system are within walking distance of the subject property. The project includes 14 short-term and 23 long-term bicycle parking spaces and related facilities in accordance with the provisions of the LAMC. These facilities are located in direct proximity to the street and alley, with designated access intended to reduce conflicts between pedestrians and vehicles. The project also includes a designated loading area in accordance with the provisions of the LAMC that is accessible from the alley.

- d. **Health and Wellness Element.** Plan for a Healthy Los Angeles, the Health and Wellness Element of the General Plan, calls for the promotion of a healthy built environment in a manner that enhances opportunities for improved health and well-being, and which promotes healthy living and working conditions. The proposed project complies with the following policies:

Policy 3.2.1. Pattern of development that considers proximity to public transit corridors and station.

Policy 3.2.3. Land use patterns that emphasize pedestrian/bicycle access

Policy 3.4.1. Encourage new development to be located near rail and bus transit stations and corridors.

Policies 3.8.4-3.8.6. Promote pedestrian activity (streetscape improvements) in neighborhood districts.

The project locates jobs and commercial space within walking distance to several Metro Local bus stops and a bike share station. Short-term and long-term bicycle parking will be available on-site along with spaces along the Violet Street frontage and the alley to allow for an alternative mode of transportation to and from the project site.

- e. **Sewerage Facilities Element.** The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. While the sewer system is likely able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Zone and Height District Change Findings; “T” and “Q” Classification Findings

3. Pursuant to Section 12.32 of the Municipal Code, and based on these Findings, the recommended action is deemed consistent with the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice.

The proposed project involves the demolition of an existing 6,614 square-foot industrial warehouse and removal of a scrap metal yard. The project would include the construction of a nine-story, 96,938 square foot office building with ground-floor retail. The project would include 90,773 square feet of office space and 6,163 square feet of ground-floor retail space. Office units would be provided on levels six through nine. A minimum of approximately 200 automobile parking spaces would be provided for the project in levels one through five. A maximum of 274 parking spaces would be provided on-site with the tandem parking configuration. The project would also provide a total of 37 bicycle parking spaces, which includes 14 short-term bicycle parking spaces and 23 long-term bicycle parking spaces. The proposed building would have a maximum height of approximately 107'-6" feet above grade and an FAR of 3 to 1.

The project site consists of four parcels totaling 32,313 square feet of lot area. The Central City North Community Plan designates the site for the Heavy Manufacturing land use designation, which includes a corresponding zone of M3. With approval of the requested Zone Change/Height District Change, the zone will continue to be consistent with the range of zones corresponding to the Heavy Manufacturing land use designation. Based on the existing Height District No. 1, the subject property would be permitted a maximum of FAR of 1.5 to 1. The recommended M3-2D-RIO Zone would allow for a maximum FAR of 3 to 1, consistent with Footnote No. 6 of the Central City North Community Plan.

- a. Public Necessity. Approval of the Zone and Height District Change to (T)(Q)M3-2D-RIO would allow the site to be developed with approximately 96,936 square feet of commercial floor area, a significant increase from the 6,614 square-foot warehouse and scrap metal yard. The additional office and retail space will allow the site to potentially have a significant number of new jobs. The requested Zone and Height District Change will enable the Arts District to continue to attract new businesses and add additional neighborhood serving uses and amenities to the site.
- b. Convenience. Granting the proposed Zone and Height District Change would result in a project that is convenient to the public. The project site is located in a dynamic, burgeoning mixed-use neighborhood within the Central City North Community Plan area. The project site provides convenient vehicular access and public transit opportunities, as it is located just north of Interstate 10 and within walking distance (less than one-half mile) of several Metro Local bus stops, a Metro bike share station, and the Greyhound bus station. The project site is also located just east of Santa Fe Avenue and just south of 7th Street, which contains a number of jobs, restaurants, and residences.
- c. General Welfare. Granting the Zone and Height District Change to (T)(Q)M3-2D-RIO will allow for the development of a new office development on an underutilized site currently improved with a warehouse and scrap metal yard. The improvements resulting from the Zone and Height District Change will enhance the visibility and aesthetic character of the site. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the General Welfare. Lastly, the applicant is proposing a project that would be consistent with all applicable zoning regulations.
- d. Good Zoning Practices. Approval of the Zone and Height District Change to (T)(Q)M3-2D-RIO allows for the more appropriately intense development of the subject property. Furthermore, the site's location provides a prime opportunity to take advantage of the site's location in the Arts District by creating a higher intensity project with pedestrian-oriented elements. Granting of the Height District Change to Height District No. 2D would

allow the project to be built with a greater FAR than otherwise permitted. The project would be consistent with the height and maximum FAR stipulated by Footnote No. 6 of the Central City North Community Plan and to other existing and proposed developments in the Arts District.

With the recently announced move of Warner Music Group to the nearby Ford Factory Building, the construction of the subject creative office building will further add to the mix of uses in the Arts District. The project introduces new construction to the growing number of adaptive reuse rehabilitation projects, thus contributing to the transformation of the Arts District to a true mixed-use community of industrial, commercial, and residential uses.

- e. "T" and "Q" Classification and "D" Development Limitation Findings. Pursuant to LAMC Sections 12.32-G,1, -G,2, -G,4 , The current action, as recommended, has been made contingent upon compliance with new "T" conditions of approval, and project specific conditions of approval imposed herein. Such limitations are necessary to ensure the identified dedications, improvements, and construction notices are executed to meet the public's needs, convenience and general welfare served by the required actions. The "D" limitation and "Q" conditions that limit the scale and scope of the development along with site operations, are also necessary to: protect the best interests of and to assure a development more compatible with, the surrounding properties and the overall pattern of development in the community; to secure an appropriate development in harmony with the General Plan as discussed in the above sections, and to prevent or mitigate the potential adverse environmental effects of the recommended actions.

For the reasons stated above, the zone and height district change requests are beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice, and are consistent with the General Plan.

Site Plan Review Findings

- 4. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

General Plan – Framework Element

The Framework Element of the City's General Plan was adopted on December 11, 1996 and re-adopted on August 8, 2001. The Framework Element sets forth a comprehensive long-range growth strategy for the City and defines citywide policies regarding such pertinent issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. As such, the Framework Element serves as an essential qualitative analysis tool in providing the general policy context within which to assess the merits of the proposed project relative to the project site and its surroundings, and against the established goals of the City.

The Framework Element defines Heavy Manufacturing as being those designated areas within the City which are intended to "preserve industrial lands for the retention and expansion of existing and attraction of new industrial uses that provide job opportunities for the City's residents." The proposed development is consistent with the following Community Commercial goals, objectives and policies identified within the Framework Element (Chapter 3 – Land Use):

Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.

Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.

Policy 3.14.1: Accommodate the development of industrial uses in areas designated as "Industrial-Light," "Industrial-Heavy," and "Industrial-Transit" in accordance with Tables 3-1 and 3-9. The range and intensities of uses permitted in any area shall be determined by the community plans. .

Relative to the site's Heavy Manufacturing designation under the Central City North Community Plan, the project site is currently underutilized as it is improved with a 6,163 square-foot warehouse and scrap metal yard. The applicant proposes a 107-foot 6-inch in height, 9-story office building with 90,773 square feet of office space and 6,163 square feet of ground floor commercial space. The project will help create additional job opportunities and help create a pedestrian-oriented, high activity, office development that will help revitalize the South Industrial neighborhood of the Arts District. Office tenants may include creative office/tech/law firms. As such, the proposed project is in substantial conformance with the purposes, intent and provisions of the General Plan Framework Element.

Central City North Community Plan

The subject property is designated for Heavy Manufacturing uses under the Central City North Community Plan, with the corresponding zone of M3. The proposed office development is consistent with the Heavy Manufacturing designation and uses permitted under the (T)(Q)M3-2D-CDO Zone applicable to the project site. Furthermore, the surrounding properties are currently developed with warehouses, recycling centers, offices, artist-in-residence, and as such, the proposed project will be compatible with the existing uses in the surrounding area.

Objectives of the Community Plan include the following:

Objective 3.1. To provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community.

The project site is currently underutilized as previously described. The proposed office development is consistent with the above Community Plan objective as it would result additional job opportunities at the site through the addition of 90,773 square feet of office space and 6,163 square feet of retail space. The project would be constructed to a maximum FAR of 3 to 1, fully maximizing the development potential of the site in line with the Central City North Community Plan Footnote No. 6.

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

The project site is located within the Central City North Community Plan, just south of 7th Street and just north of Interstate 10, near Santa Fe Avenue and Violet Street. The area is

generally developed with industrial uses including maintenance facilities, warehouses, offices, and live/work. The site abuts one live/work artist in residence unit to the south. Just north of the site along Santa Fe Avenue is the Ford Factory redevelopment, which includes 283,583 square feet of development and a five-story parking structure. Just south of the project site on Bay Street is the SoHo Warehouse redevelopment, which rises to a height of 96 feet 2 inches and six-stories, and includes a roof deck, bars, restaurants, and a private club.

The proposed project is redeveloping an underutilized site. The following project elements were designed in a manner that is compatible with both existing and future development of the surrounding area:

Height/Bulk

The proposed commercial office building will be nine-stories and 107 feet 6 inches in height. With the requested Height District No. 2D, the project is permitted to be built with unlimited height and stories, but is limited to an FAR of 3 to 1. While the building is taller than most of the existing buildings in the immediate area, other nearby buildings that fit the same context include the six-story building at 1000 Santa Fe (SoHo Warehouse) and the five to six-story buildings at the Ford Factory complex.

The proposed project has dual frontages along Violet Street and an alleyway. The overall mass and scale of the project is comparable with other development in the Arts District neighborhood of Downtown Los Angeles in that the building will maximize most of its lot coverage. The façade of the proposed office building has been articulated with varied balconies and materials to minimize the mass of the building. Further, the structure will be setback 7 feet from the alley to provide for additional landscaping and to help minimize impacts to the southerly abutting properties.

Setbacks

The setbacks applicable to the project are established initially under Section 12.20 of the LAMC, which has no setback requirements for the M3 Zone. The project site plan (Exhibit "A") indicates the following yard provisions:

	Setback
Front/Violet Street (North)	0 feet
Side (East)	0 feet
Side (West)	4 feet 10 inches
Rear/Alley (South)	7 feet

Therefore, the proposed setbacks for the project are consistent with the requirements of the LAMC.

Off-street Parking, Bicycle Parking, and Driveways:

The project is required to provide 196 automobile parking spaces along with 37 bicycle parking spaces (14 short-term and 23 long-term spaces). The project will provide a total of 200 off-street automobile parking spaces (or 274 with tandem configuration) and 37 bicycle parking spaces. The applicant is proposing to provide 14 long-term bicycle parking spaces and 23 short term bicycle parking spaces.

Ingress/egress to and from the project's garage will be provided by a two-way driveway accessed off of the alleyway. Per Exhibit "A", short term bicycle parking will be provided on the ground floor in a manner to allow convenient access for bicyclists entering and leaving the site.

Loading Areas

The project is required to provide a 817 square-foot loading area per LAMC Section 12.21,C,6(d). The project includes a 920 square-foot loading area with 14-foot in height ceiling. The loading area is located towards the rear of the site and accessed from the alley.

Lighting and Building Signage:

Lighting and signage will be provided per LAMC requirements. The project's parking podium will be wrapped in vinyl with the dual purpose of screening the parking podium from view and displaying rotating public art, in keeping with the neighborhood's defining residences. The art murals are required to comply with the requirements of the Department of Cultural Affairs and all illuminated and non-illuminated signs would be designed in accordance with LAMC Section 14.4 and Ordinances Nos. 179,416, 180,841, and 182,706.

On-Site Landscaping:

The project is required to provide landscaping in compliance with the Los Angeles River Implementation Overlay. Additionally, all other open areas not used for buildings, driveways, parking areas, recreational facilities or walks are to be landscaped and maintained in accordance with a landscape plan to be approved by the Director of Planning or designee.

Building Orientation/Frontage

The proposed project is designed to activate Violet Street, which will serve as the primary pedestrian and vehicular access point. Retail customers are intended to enter the project site from Violet Street while office tenants are intended to enter from the alley.

Façade treatments, landscaping, and a sidewalk distinguish the primary entrance along Violet Street from the rest of the street. The building has also incorporated transparent building elements on the ground floor façade to increase visibility to and from the site.

Trash Collection

An enclosed trash area is located on the ground floor of the building and is not visible to the public.

As described above, the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that will be compatible with existing and future development on adjacent and neighboring properties.

6. **That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

The proposed office and commercial building is an entirely commercial use. The project is not a residential project and will not create a demand for recreation and service amenities on neighboring properties.

Environmental Findings

7. **Environmental Finding.** A Mitigated Negative Declaration (ENV-2016-1707-MND) and corresponding Mitigation Monitoring Program (MMP) were prepared for the proposed project. The MMP is a document that is separate from the MND and is prepared and adopted as part of the project's proposal. Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of approval, adopted in order to mitigate or avoid significant effects on the environment." The MND was circulated for public review on October 1, 2016 through October 31, 2016. During the review period, the Department of City Planning received two comment letters.

Parker Environmental Consultants, prepared a formal response to all comments, dated October 28, 2016. The comments are responses are included in the staff report with Exhibit "B". The final MND document was prepared in accordance with the California Environmental Quality Act (CEQA) to determine if the project would result in a significant impact on the environment. Staff from the Los Angeles Department of City Planning has reviewed the final MND and finds that it was prepared in accordance with the City of Los Angeles CEQA Thresholds Guide and other applicable City requirements. As such, the MND is adequate for CEQA clearance, as noted in Exhibit "B".

On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The lead agency find that the attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis; and all that the mitigation measures have been made enforceable conditions on the property. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

8. **Flood Insurance.** 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 this project is located in Zone C, areas of minimal flooding.