

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE  
*SUPPLEMENTAL  
CF 18-1184***

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2018-3450-ZC-HD-SPR	ENV-2018-3451-MND	10 – Wesson, Jr.
<b>PROJECT ADDRESS:</b>		
6024-6034 West Jefferson Boulevard		
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
JoJo Pewsawang City Planner 200 North Spring Street, Room 763 Los Angeles, CA 90012	213-978-1214	<a href="mailto:jojo.pewsawang@lacity.org">jojo.pewsawang@lacity.org</a>

<b>NOTES / INSTRUCTION(S):</b>	
<p>Supplemental Transmittal for 2<sup>nd</sup> Corrected Determination.</p>	
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission Executive Assistant	December 7, 2018



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

[www.planning.lacity.org](http://www.planning.lacity.org)

## \*2<sup>nd</sup> CORRECTED LETTER OF DETERMINATION

MAILING DATE: DEC 07 2018

Case No. CPC-2018-3450-ZC-HD-SPR-WDI

Council District: 10 – Wesson Jr.

CEQA: ENV-2018-3451-MND

<sup>1</sup>Plan Area: West Adams- Baldwin Hills- Leimert

**Project Site:** 6024 – 6034 West Jefferson Boulevard

**Applicant:** 6000 Jefferson BH, LLC  
Representative: Brad Rosenheim & Heather Waldstein, Rosenheim & Associates

At its meeting of **November 8, 2018**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Construction, use, and maintenance of an approximately 218,778 square-foot corporate office, manufacturing, warehouse, and retail facility for “The Coffee Bean Tea & Leaf.” The project would consist of two buildings, Building A and Building B. Building A would front on Jefferson Boulevard and include a warehouse, manufacturing, roasting, and a retail coffee shop with a drive-thru and be comprised of 106,737 square feet of floor area and have a maximum height of 3 stories and 50 feet. Building B would include corporate offices, and occupy 112,041 square feet of floor area with a maximum height of 6 stories and 85 feet. The project will include 3,290 square feet of public plaza along the Jefferson Boulevard street frontage and 18,905 square feet between Buildings A and B for employee amenity space. Hours of operation for the facility would be 24 hours, daily.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-3451-MND (“Mitigated Negative Declaration”), 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**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **found**, the mitigation measures have been made enforceable conditions on the project; and **adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved and recommended** that City Council adopt, pursuant to Section 12.32 F Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change from M1-1VL to (T)(Q)M1-1D;
3. **Approved**, pursuant to LAMC Section 16.05, a 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. **Dismissed** the requested Waiver of Dedication and Improvements along Jefferson Boulevard in so much as it is not necessary;

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<sup>1</sup> Issuance of this corrected letter of determination does not re-open, extend, or require a new appeal period. Inasmuch, as it only corrects the plan area and the date for the revised “Exhibit A”.

5. **Adopted** the attached Conditions of Approval as modified by the Commission, including staff's Technical Modification dated November 6, 2018 and revised "Exhibit A" dated \*November 1, 2018; and
6. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Perlman  
Second: Millman  
Ayes: Ambroz, Choe, Khorsand, Mack, Mitchell, Dake Wilson  
Absent: Padilla-Campos

**Vote: 8 - 0**

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

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

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: Zone Change Ordinance, Map, Modified Conditions of Approval, Findings

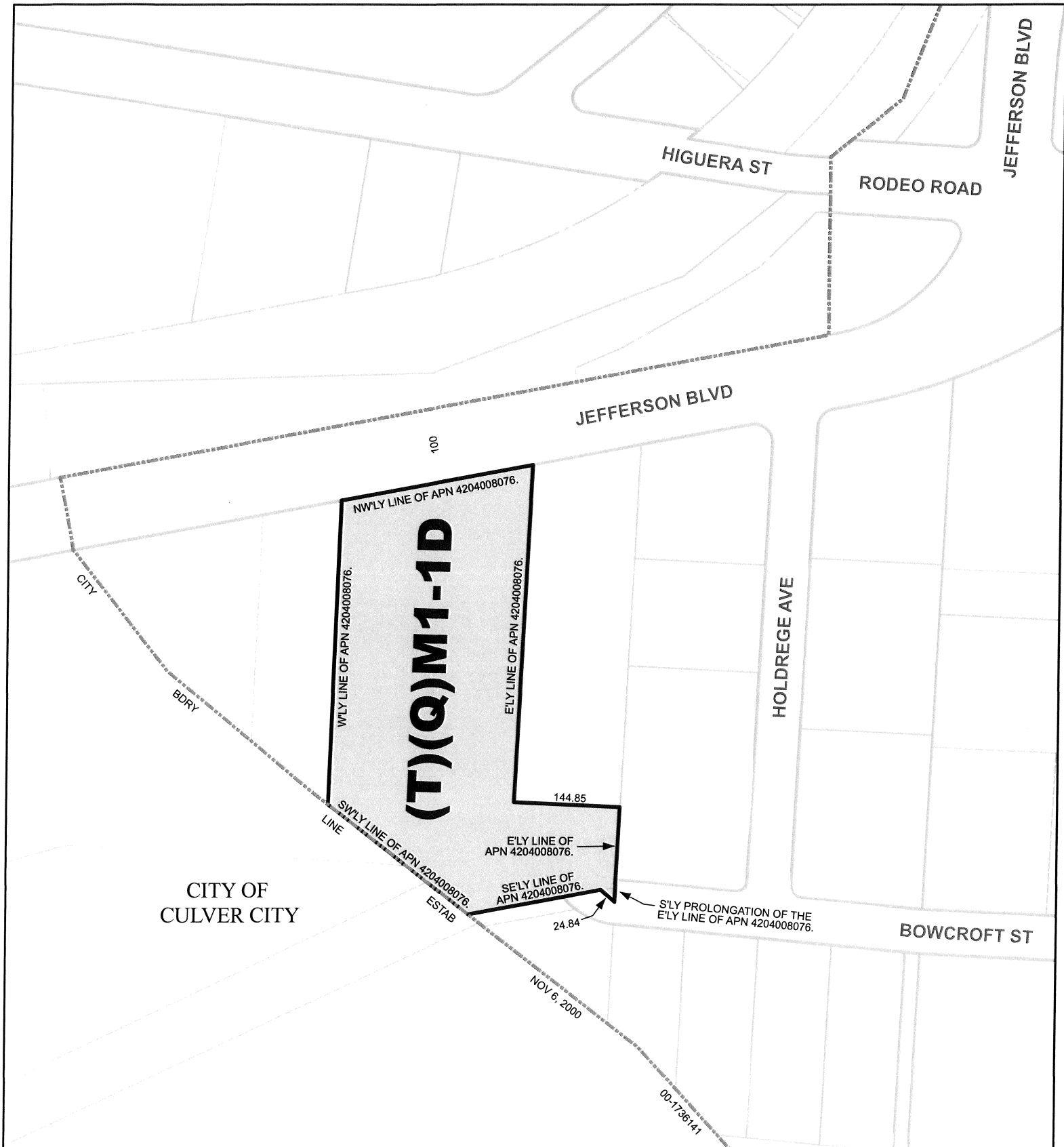
c: Nicholas Hendricks, Senior City Planner  
JoJo Pewsawang, City Planner

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:



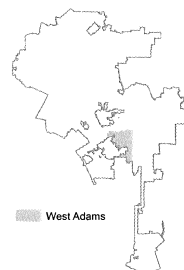
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CPC-2018-3450-ZC-HD-SPR-WDI

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101818

City of Los Angeles



## **(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 1, 2018, 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.

## **“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 a Floor Area of 1.37 to 1, or 218,778 square feet.
2. **Height.** The structure shall be limited to a maximum height of 85 feet above grade level, excluding roof structures (including and not limited to elevator core, stairwells, air condition units, etc.) and equipment, as defined by LAMC Section 12.21.1.



## **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. **Bowcroft Street (Local Street)** – Dedicate sufficient right-of-way to allow for the construction of a modified cul-de-sac at the terminus. The applicant shall obtain prior approval for the configuration from the Central District Office of the Bureau of Engineering and prepare legal description for the cul-de-sac area to be submitted with the dedication application.

#### b. Street Improvements.

1. **Jefferson Boulevard** – Improve Jefferson Boulevard adjoining the project site by the repair and continued maintenance of existing concrete sidewalks with tree wells including any necessary repair of the existing driveway approach, curb return, or curb satisfactory to the City Engineer.
2. **Bowcroft Street** – Construct a modified cul-de-sac at the terminus, integral concrete curb, 2-foot gutter, and a 5-foot concrete sidewalk per B-Permit plan check requirement. These improvements should suitably transition to join the existing improvements.
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 (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (213) 482-6543.

4. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk or through curb drains connected to the catch basins.
5. Sewer lines exist in Jefferson Boulevard and Bowcroft Street. Extension of the 6-inch house connection laterals to the new property line may be required. Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
6. 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 (213) 482-7050.
7. 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) 482-7053.
8. Submit 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) 202-3495.

**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 light: one (1) on Bowcroft Street. If street widening per BOE improvement conditions, relocate and upgrade street lights on Jefferson Boulevard.

**4. Urban Forestry – Street Trees.**

- a. The applicant shall submit a tree report and landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404 for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services. The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

- b. 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. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings 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. Removal or planning of any new tree in the public right-of-way requires approval of the Board of Public Works. CEQA document must address parkway tree removals.

## CONDITIONS OF APPROVAL

As modified by the City Planning Commission on November 8, 2018

### Entitlement Conditions

1. **Use.** Authorized herein is a 218,778 square-foot industrial/office development with museum, retail coffee shop and drive-thru.
  - a. **Commercial Office.** A maximum of 90,054 square feet of commercial office floor area shall be permitted.
  - b. **Warehouse.** A maximum of 50,775 square feet of warehouse floor area shall be permitted.
  - c. **Manufacturing.** A maximum of 53,762 square feet of manufacturing floor area shall be permitted.
  - d. **Coffee Shop/Retail:** A maximum of 2,200 square feet of coffee shop/retail shall be permitted.
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. In the event art mural(s) are installed on the building facade to screen parking, they 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.
4. **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. 5 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 5 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.
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. **Bicycle Parking Signage.** Prominent directional signage shall be installed to direct bicyclists to the location of the project's short term and long term bicycle parking spaces.
7. **Pedestrian Path of Travel.** A dedicated pedestrian path of travel shall be maintained that connects Jefferson Boulevard to the entrance of Building A and Building B.

**8. Department of Transportation.**

- a. A minimum of 60-foot reservoir space be provided between any ingress security gate(s), ticket dispenser, and/or guard booth and the property line.
- b. 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. For an appointment, call 213-482-7024.

**9. Fire Department.** Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.**10. Solar Panels.** A minimum of 8,000 cumulative square feet of 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 1, 2018.**11. 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.**12. Mechanical Equipment.** All mechanical equipment on the roof shall be fully screened from view of any abutting properties and the public right-of-way.**13. 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.**14. 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 – Project Design Features****15. PDF-GHG-1: GHG Emissions Associated with Planning and Design.** The project must have measures to reduce storm water pollution, provide designated parking for bicycles and low-emission vehicles, have wiring for electric vehicles, reduce light pollution, and design grading and paving to keep surface water from entering buildings. These measures would include:

- a. Design features to maximize the capture and reuse of storm water during construction and operations.
- b. Inclusion of bicycle parking facilities on-site.
- c. Inclusion of electric conduits that provide the opportunity for electric vehicle charging facilities any time in the future.

- d. Implementation of best practices for managing storm water drainage and retention during construction (Green Building ordinance Section 99.04.106.2)
- e. Access to several public transportation lines. (Culver City Bus operates bus services on Jefferson Boulevard and Los Angeles County Metropolitan Transportation Authority operates several routes on La Cienega Boulevard and nearby arterials as well as a nearby Metro Expo Line station.)
- f. Located near residential neighborhoods. The project site's proximity to residential neighborhoods increases the likelihood that more travel to and from the development could be made by non-motorized modes that would reduce potential GHG emissions.

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

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

16. **PDF-GHG-2: GHG Emissions Associated with Energy Demand.** The project must meet Title 24 2013 standards and include Energy Star appliances, have pre-wiring for future solar facilities, and off-grid pre-wiring for future solar facilities. This includes: Use of low-emitting paints, adhesives, carpets, coating, and other materials.

- a. Equipment and fixtures will comply with the following where applicable:
  - a. All installed gas-fired space heating equipment will have an Annual Fuel Utilization Ratio of .90 or higher.
  - b. All installed electric heat pumps will have a Heating Seasonal Performance Factor of 8.0 or higher.
  - c. All installed cooling equipment will have a Seasonal Energy Efficiency Ratio higher than 13.0 and an Energy Efficiency Ratio of at least 11.5.
  - d. All installed tank type water heaters will have an Energy Factor higher than .6.
  - e. All installed tankless water heaters will have an Energy Factor higher than .80.
  - f. Perform duct leakage testing to verify a total leakage rate of less than 6 percent of the total fan flow.
  - g. Building lighting in the kitchen and bathrooms will consist of at least 90 percent ENERGY STAR qualified hard-wired fixtures (luminaires).
- b. An electrical conduit will be provided from the electrical service equipment to an accessible location in the attic or other location suitable for future connection to a solar system. The conduit shall be adequately sized by the designer but shall not be less than one inch. The conduit shall be labeled as per the Los Angeles Fire Department requirements. The electrical panel shall be sized to accommodate the installation of a future electrical solar system.
- c. A minimum of 250 square feet of contiguous unobstructed roof area will be provided for the installation of future photovoltaic or other electrical solar panels. The location shall be suitable for installing future solar panels as determined by the designer.
- d. All appliances will meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.

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

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

17. **PDF-GHG-3: GHG Emissions Associated with Water Use.** The project would be required to provide a schedule of plumbing fixtures and fixture fittings that reduce potable water use within the development by at least 20 percent. It must also provide irrigation design and controllers that are weather- or soil moisture-based and automatically adjust in response to weather conditions and plants' needs. Wastewater reduction measures must be included that help reduce outdoor potable water use. This would include:

- a. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by at least 20 percent shall be provided. The reduction shall be based on the maximum allowable water use per plumbing fixture and fitting as required by the California Building Standards Code. The 20 percent reduction in potable water use shall be demonstrated by one of the following methods:
  - a. Each plumbing fixture and fitting shall meet reduced flow rates specified on Table 4.303.2; or
  - b. A calculation demonstrating a 20 percent reduction in the building "water use" baseline will be provided.
- b. When single shower fixtures are served by more than one showerhead, the combined flow rate of all the showerheads will not exceed specified flow rates.
- c. When automatic irrigation system controllers for landscaping are provided and installed at the time of final inspection, the controllers shall comply with the following:
  - a. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change;
  - b. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor that connects or communicates with the controller(s).

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

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

18. **PDF-GHG-4: GHG Emissions Associated with Solid Waste Generation.** The project is subject to construction waste reduction of at least 50 percent. In addition, project site operations are subject to AB 939 requirements to divert 50 percent of solid waste to landfills through source reduction, recycling, and composting. The project is required by the California Solid Waste Reuse and Recycling Access Act of 1991 to provide adequate storage areas for collection and storage of recyclable waste materials.

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

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

19. **PDF-GHG-5: GHG Emissions Associated with Environmental Quality.** The project must meet strict standards for any fireplaces and woodstoves, covering of duct openings and protection of mechanical equipment during constructions, and meet other requirements for reducing emissions from flooring systems, any CFC and halon use, and other project amenities. This would include:
- a. Openings in the building envelope separating conditioned space from unconditioned space needed to accommodate gas, plumbing, electrical lines and other necessary penetrations must be sealed in compliance with the California Energy Code.
  - b. Provide flashing details on the building plans which comply with accepted industry standards or manufacturer's instructions around windows and doors, roof valley, and chimneys to roof intersections.

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

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

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

20. **PDF-NOI-1:** All HVAC units shall be mounted on the rooftop of the proposed buildings and shall be screened from view by parapets and/or walls, as well as being provided with proper shielding to reduce noise levels. The shielding to be installed around these systems shall reduce noise levels by a minimum of 15 dBA.

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

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

**Monitoring Phase:** Pre-Construction and Operation

**Monitoring Frequency:** Once, at plan check, and once during field inspection

**Action Indicating Compliance:** Issuance of building permits, and issuance of Certificate of Occupancy

### **Environmental Conditions – Mitigation Measures**

21. **MM-AQ-1: Air Quality.** The construction contractor shall use low-VOC architectural coatings of 50 grams per liter or less on both interior and exterior surfaces.

**Enforcement Agency:** Los Angeles Department of Building and Safety; SCAQMD

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

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections during construction

22. **MM-CUL-1: Cultural Resources.** If any paleontological materials are encountered during the course of Project development, work in the area shall be halted. A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities of the Project Site. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. If paleontological materials are encountered, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed material to facilitate evaluation and, if appropriate, salvage. The paleontologist shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact. The Applicant shall comply with the recommendations of the evaluating paleontologist, as



contained in the survey, study or report, and a copy of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum. Ground-disturbing activities may resume once the paleontologist's recommendations have been implemented to the satisfaction of the paleontologist.

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

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

**Monitoring Phase:** Pre-construction and construction

**Monitoring Frequency:** During field inspection

**Action Indicating Compliance:** Plan approval

23. **MM-HAZ-1: Hazardous Materials.** Prior to the issuance of a building permit, a Remedial Action Plan (RAP) shall be prepared per DTSC guidelines and submitted to the DTSC for their review and approval. The RAP shall discuss various methods for site remediation (i.e., decontamination, removal, etc.) and include a Hazardous Waste Management Plan. On-site soil excavation personnel shall be licensed and trained to properly handle hazardous materials encountered at the site.

**Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety; California Department of Toxic Substances Control

**Monitoring Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety; California Department of Toxic Substances Control

**Monitoring Phase:** Pre-operation

**Monitoring Frequency:** Once, for Plan approval prior to operation

**Action Indicating Compliance:** Plan approval prior to operation (Pre-operation)

24. **MM-NOI-1: Noise.** Prior to issuance of a grading permit, the construction contractor or its designees shall install temporary noise barriers at least 10 feet in height and capable of attenuating on-site construction noises by at least 6 dBA (e.g., 1" plywood with acoustical blankets). The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. The construction contractor shall use on-site electrical sources or solar generators to power equipment rather than diesel generators where feasible.

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

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

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Use of Land

25. **MM-NOI-2: Noise.** Trucks, including construction haul trucks and construction equipment and material delivery vehicles, shall avoid accessing residential streets and streets which pass by schools and other sensitive receptors identified above.

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

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

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Use of Land

26. **MM-NOI-3: Noise.** Trucks, including construction haul trucks and construction equipment and material delivery vehicles, shall maintain a distance of no less than 50 feet from residences, parks, and other sensitive receptors identified above.

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

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

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Use of Land

27. **MM-TRA-1: Transportation and Traffic.** Measure(s) detailed in LADOT's communication to Department of City Planning (DOT Case No. CEN 18-46986, dated September 27, 2018) shall be complied with:

- a. Implement a Transportation Mitigation Program, consisting of a series of actions to reduce vehicle trips to and from the project site. For more detail on each of these actions, refer to Appendix G-1, Traffic Study of the Initial Study.
- b. **Transportation Demand Management (TDM).** The specific purpose of the project's TDM program would be to maximize the people - moving capability by increasing the number of persons in a vehicle, or by influencing the time of, or need to travel by motorized vehicle. To accomplish these types of changes in travel behavior, the TDM program must rely on incentives or disincentives to make these shifts in behavior attractive to employees.
- c. The goal of the project's TDM program would be to reduce the project's traffic by providing incentives to transit use, carpooling, vanpooling, ride – hailing and ride / bike sharing programs through TDM elements developed for project employees.
- d. A preliminary TDM program shall be prepared prior to the issuance of the building permits for the project with a final program prior to the issuance of the certificate of occupancy.
- e. **City Wide TDM Ordinance** The project would be required to comply with LAMC 12.26 - J to provide and maintain minimal TDM measures. In addition, as recommended by LADOT the final TDM program would include: a statement of measurable goals to be achieved; an estimate of trips to be reduced; key elements of the program; a schedule with responsibilities for funding and implementation; a method for program monitoring performance; and development of a contingency plan.
- f. **Advance the Complete Streets Concept** The concept of complete streets and its principles were advanced by California State Legislature by the adoption of the Complete Streets Act (AB 1358), which requires local jurisdictions to plan for a balanced and safe multimodal transportation network that meets the needs of all users of streets defined to include motorists, pedestrians and bicyclists.
- g. The Project Applicant would assist the City in establishing bicycle improvements to complement the nearby Expo Rail Line, the existing Jefferson Boulevard bike lanes and Ballona Creek Bike Path through (1) contributions to the City's Bicycle trust fund, or (2) development of a Bike Share System as part of the Metro Phase III Bike Share System expansion project.
- h. **Financial Contribution** – The Project Applicant could contribute a one-time fixed fee into the City's Bicycle Plan Trust fund to implement bicycle improvements within the area of

the proposed project. Amount of fee to be determined in consultation with LADOT and Council District 10 staff.

- i. **Bike Share System** - In May 2018, Metro Board approved the Phase III Bike Share expansion project which includes the project study area. Metro is currently seeking feedback as to locations to place Bike Share stations. The project site is a good location for a Bike Docking station because of its proximity to the Expo Rail Station, its adjacency to the Baldwin Hills Scenic Overlook State Park, the existing Jefferson bike lanes and Ballona Creek Bike Path.
- j. The City of Los Angeles is responsible for a 50% match of the capital costs for the system which would equate to approximately \$33,000 per bike station with 10 bikes (\$66,000 estimated cost per bike docking station). In-lieu of costly traffic signals or other similar vehicle enhancing infrastructure, the Project Applicant could participate in assisting the City by providing matching funds for a bike docking station.
- k. **Ride / Bike Sharing and Ride-Hailing Service** – Promoting and subsidizing ride sharing, bike sharing and ride-hailing services could provide the highest level of connection and flexibility between the project and the Expo Rail Station. Availability of shared mobility around major transit stations can allow transit riders to realize the last-mile first-mile connections quickly. Emerging application of smartphone technology in transportation is ride sharing apps such as Lyft and Uber. These apps match up vetted drivers with riders in an ad-hoc taxi-like system. Uber and Lyft now both offer carpooling services as well, and therefore have entered the “ride-sharing” space. The significant traffic impact at Jefferson Boulevard and National Boulevard could be mitigated by reducing single auto trips between the Expo Station and the project site using this multi-modal approach.
- l. **Street Improvements** – Street improvements are recommended at Rodeo Road at La Cienega Boulevard to address localized traffic congestion in the study area and the project’s morning traffic impacts. The Project Applicant would design and implement a restriping and signal modification to convert the existing Rodeo Road westbound right - turn lane at La Cienega Boulevard into a westbound through / right - turn lane. Should this mitigation measure be deemed infeasible or unacceptable - it should be noted that no on-street parking would be removed for this modification, the City may substitute an alternative measure of equivalent effectiveness, such as TSM measures described below.
- m. **Transportation System Management (TSM)** – Upgrade area-wide traffic signal equipment and hardware, e.g., newer Type 2070 traffic signal controllers for enhanced and real – time operation of the traffic signal timing, supplement vehicle detection with additional roadway system loops and closed - circuit television (CCTV) cameras; and lastly, upgrades to the ATSAC communications hub for the West Adams ATSAC system.
- n. These TSM upgrades provide a system-wide benefit by reducing vehicle delays. If found necessary, the project applicant will meet with LADOT staff to define the signal system package of upgrades that will serve as an effective substitute measure, in lieu of roadway striping and signal modifications to Rodeo Road and La Cienega Boulevard.

**Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of Transportation

**Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Transportation

**Monitoring Phase:** Pre-Construction, Construction, Operation

**Monitoring Frequency:** Prior to issuance of a building permit; Ongoing during construction; Ongoing

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

28. **MM-TCR-1: Tribal Cultural Resources.** During the course of any ground disturbance activities, the applicant, or their agent, shall retain a professional Native American monitor(s). Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, auguring, backfilling, blasting, stripping topsoil or a similar activity. Monitoring of the project site during ground disturbance activities shall comply with the following:

- a. The Project Applicant, or their agent, shall obtain a professional Native American monitor, or monitors, by contacting the Gabrieleno Band of Mission Indians. Prior to the issuance of a grading permit, evidence shall be provided to the Department of City Planning that monitor(s) have been obtained;
- b. A monitor shall be secured for each grading unit. In the event that there are simultaneous grading units operating at the same time, there shall be one monitor per grading unit;
- c. In the event that subsurface archaeological resources, human remains, or other tribal cultural resources are encountered during the course of ground disturbance activities, all such activities shall temporarily cease on the project site until the archaeological or other tribal cultural resources are assessed and subsequent recommendations are determined by a qualified archaeologist. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, including the required notification to the County Coroner and the Native American Heritage Commission;
- d. In the event that subsurface resources are encountered during the course of ground disturbance activities, the qualified archaeologist on site shall specify a radius around where resources were encountered to protect such resources until the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 have been fulfilled. Project activities may continue outside of the designated radius area.
- e. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC).

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

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

**Monitoring Phase:** Pre-construction, Construction

**Monitoring Frequency:** Periodically during ground-disturbing activities

**Action Indicating Compliance:** Issuance of a building permit

### **Administrative Conditions of Approval**

29. **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.
30. **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.
31. **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.
32. **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.
33. **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.
34. **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.
35. **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.
36. **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.
37. **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 \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (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 West Adams-Baldwin Hills-Leimert Community Plan area which designates the subject property for Limited Industrial land uses corresponding to the MR1 and M1 Zones. The site is presently zoned M1-1VL. The proposed corporate office, manufacturing, warehouse, and retail drive-thru development is consistent with development permitted in the M1 Zone. The Zone Change/Height District Change from M1-1VL to (T)(Q)M1-1D is warranted as it will provide an incentive for creating additional employment opportunities at the site, which is consistent with Community Plan Policy LU66-2, which seeks to “provide land use incentives and standards that facilitate the generation of high wage jobs and training for the community especially within the growing “clean-tech” and “greentech” sectors.” The Zone Change/Height District Change will allow for the site to be developed over the existing 45-foot height maximum, with structures ranging in height from 50 feet to 85 feet. 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 industrial and commercial use to an underutilized site that is currently vacant. 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.

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 corporate headquarters for The Coffee Bean & Tea Leaf, which will include office, manufacturing, warehouse, and coffee shop/drive-thru uses. According to the applicant, the project is expected to provide at least 200 jobs at the site. The project will bolster tourism in the region by including a museum and viewing area for the public to view the coffee roasting process. As stated previously, the proposed project will expand the site's employment capacity and boost tourism by creating a new facility for Coffee Bean customers to visit within close proximity to other regionally significant attractions including the Baldwin Hills Scenic Overlook at Downtown Culver City.

- b. **West Adams-Baldwin Hills-Leimert Community Plan.** The Community Plan text includes the following relevant land use goals, objectives, and policies:

**Goal LU65.** A community where existing and future industrial uses which contribute job opportunities for residents are provided and which minimize environmental and visual impacts to the community.

**Policy LU65-1. Maintain Existing Industrial Land Where Appropriate.** Maintain existing industrial land uses where appropriate as well as designate lands for new emerging industry including industrial parks, research and development facilities, light manufacturing, and other similar uses which provide employment opportunities.

**Policy LU65-2. Capitalize on Emerging Industrial Sectors.** Capitalize on rehabilitation and adaptive reuse of existing structures, as well as the introduction of contextual new infill construction in areas such as the Hyde Park Industrial Corridor. Provide land use incentives and standards that facilitate the generation of high wage jobs and training for the community especially within the growing "clean-tech" and "greentech" sectors.

**Policy LU65-6: Clarify Development Parameters.** Ensure clarity of development parameters by promoting context sensitive projects at "brownfield" and other underutilized industrial sites by establishing tailored maximum allowable height and building intensity parameters.

**Goal LU66.** A community where existing and future industrial uses which contribute job opportunities for residents are provided and which minimize environmental and visual impacts to the community.

**Policy LU66-1:** To reconnect neighborhoods by linking residents to nearby jobs, training, and needed services.

**Policy LU66-2:** Protect Large Industrially Planned Parcels. Strive to protect large industrially planned parcels located along the Expo Line and in the Hyde Park area from development by other uses which do not support the industrial base of the Community, and the City.

In addition to the land use goals and policies described above, the project is consistent with the following Industrial Design Guidelines within the West Adams-Baldwin Hills-Leimert Community Plan:

### General Site & Building Design

- New buildings should be setback from the public sidewalk to provide a landscape buffer.
- Driveways and curb cuts at the property edge should be the minimum number and size. Wherever possible, driveways should be shared in new developments.

### Large Sites

- Large expanses of walls should feature a relief or graphic pattern that provides scale and visual interest.

The proposed project is a 218,778 square-foot corporate headquarters for the Coffee Bean & Tea Leaf, featuring 90,054 square feet of office space, 50,775 square feet of warehouse, 53,762 square feet of manufacturing, and 2,200 square feet of coffee shop/drive-thru. The mixed-use project will contribute hundreds of jobs in varying industries including corporate office, manufacturing, warehouse, and service. As a result, the development will strengthen the existing industrial and commercial development in the community by adding to the consumer base through the introduction of new employees and visitors to the site, and by adding a new neighborhood serving coffee shop for the existing workforce. The project is also an infill development that will replace a vacant underutilized site with a desirable commercial and industrial development. The site is further located adjacent to the Baldwin Hills Scenic Overlook; a regionally significant hiking and recreational amenity.

The project will clarify development parameters at the site by tailoring height and building intensity parameters to ensure that the project is context sensitive. The project adheres to the 1.5 to 1 F.A.R., and is requesting a maximum height of 85 feet in lieu of 45 feet to accommodate for office and manufacturing/warehouse uses. Visual impacts of the development are minimized by building placement and site design. The project's height tapers down from 85 feet in the rear to 50 feet closest to Jefferson Boulevard. Consequently, the building's bulk will be, in part, obscured by the topography of the site and hillside. The street fronting Building A is articulated with a laddered façade that is broken up by balconies and is setback over 30 feet from the public sidewalk, further minimizing the appearance of bulk and mass. A 20-foot landscape buffer is provided that coincides with a required 20-foot pipeline easement along the property's street frontage. The project has minimized the number and size of curb cuts wherever possible, having just one ingress/egress driveway on Jefferson Boulevard, an egress driveway for the drive-thru on Jefferson Boulevard, and an ingress/egress curb cut at Bowcroft Street.

The project capitalizes on emerging industrial sectors including light manufacturing (coffee bean roasting) as well as other uses (warehouse, office, coffee shop) that provide job opportunities. The project, through the approval of the Height District change from 1VL to 1 will receive a land use incentive that will help the site accommodate additional jobs through a reasonable development of the site. The Height District change will allow Building A to be constructed to a height of 50 feet and Building B to be constructed to a height of 85 feet in lieu of the 45 feet otherwise permitted in the 1VL height district.

- 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. Jefferson Boulevard is

designated as a Avenue II under Mobility Plan 2035, dedicated to a half right-of-way width of 50 feet (42-foot half roadway and 8-foot sidewalk) and improved with asphalt roadway, concrete curb, gutter, and sidewalk. Bowcroft Street is a Local Street that currently terminates at the subject site. The project will be required to dedicate and improve Bowcroft Street to create a suitable cul-de-sac to the satisfaction of the Bureau of Engineering.

Jefferson Boulevard is a designated Avenue II that is currently dedicated to a width of 100 feet and improved with a 40-foot half roadway and 10-foot sidewalk. Avenue II standards per the Mobility Element currently requires the following half right of way dedication: 43 feet with a 28-foot half roadway and 15-foot sidewalks. Thus, Jefferson Boulevard is currently over-dedicated with a 50-foot half right of way width in lieu of the 43 feet required. The Bureau of Engineering has requested that the project provide a 5-foot sidewalk easement to allow for the construction of a 15-foot concrete sidewalk in accordance with Mobility Plan 2035. The project however cannot provide the requested easement and sidewalk improvement due to the existing 20-foot pipeline easement that runs along its Jefferson Boulevard street frontage. For this reason, the applicant has requested to waive the dedication and improvements requested by the Bureau of Engineering. Nevertheless, the project will still provide dedicated pedestrian facilities along its street frontage. The project will be required to maintain the existing 10-foot sidewalk and conduct any necessary repairs to the existing sidewalk facility as deemed appropriate by the Bureau of Engineering. 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 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 proposed Coffee Bean & Tea Leaf headquarters will accommodate multiple models of travel both to and from the project site. The project will provide a direct pedestrian connection from Jefferson Boulevard along the eastern portion of the site. The walkway connects with the Jefferson Boulevard fronting plaza that serves as the main public entrance for the retail coffee shop and the warehouse/manufacturing building (Building A). The walkway then runs the length of the surface parking lot and leads to the office building's (Building B) garage level lobby.

While the project is not widening the sidewalk to current street standards, pedestrian access is still accommodated by an existing sidewalk. The project's street frontage will

include landscaping that will help improve the overall pedestrian experience along the project's frontage.

The project site is served by public transit with two Culver City municipal bus lines in proximity and the Metro Expo Line Jefferson/La Cienega Station located within 0.9 miles. The project is well positioned to take advantage of first/last mile solutions from nearby transit investments. Jefferson Boulevard, adjoining the project site to the north, includes Class II bike lanes, which connect to the Metro Expo Line bike path and La Cienega/Jefferson Station, approximately 0.9 miles to the north. With the continued investment in bicycling infrastructure, and the advent of new shared mobility technologies (bike share/scooters/ride share), the first/last mile gap between the project and the transit station can be minimized.

The project includes 21 short-term and 40 long-term bicycle parking spaces and related facilities in accordance with the provisions of the LAMC. The short-term facilities are located in the Jefferson Boulevard plaza area, closest to the retail coffee shop and publicly accessible museum/viewing area. Long term bicycle parking is located in Level 3 of Building B's parking garage. Level 3 of the Building B garage also includes an automobile valet drop off/pick up area and a secondary lobby/lounge/administrative office space that serves Building B. The project will be required to provide prominent directional signage to direct bicyclists to the location of the project's short term and long term bicycle parking spaces.

Loading and deliveries will be accommodated in a designated area located along the eastern façade of Building A. The applicant has stated that the project will not be taking deliveries from large semi-trucks, and that deliveries will be accommodated by smaller trucks.

- 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 two Culver City Bus bus stops and within 0.9 miles of the Metro Expo Line La Brea/La Cienega Station. Short-term and long-term bicycle parking will be available on-site 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 and “D” Limitation 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 construction, use, and maintenance of a 218,778 square-foot office/warehouse/manufacturing/coffee shop with drive-thru for The Coffee Bean & Tea Leaf. The project would consist of the construction of two buildings; a maximum 85-foot in height office building and a maximum 50-foot in height warehouse/manufacturing/retail coffee shop with drive-thru. The project would include 90,773 square feet of office space 50,775 square feet of warehouse, 53,762 square feet of manufacturing (coffee roasting). The project also includes 2,200 square feet of retail coffee shop with a drive-thru. The office component will be located in Building B on floors 3 through 6. Manufacturing and warehouse uses would occur within Building A. The project will provide 749 automobile parking spaces spread throughout the site including a surface parking lot to serve the retail coffee shop and two parking garages. The project would also provide a total of 61 bicycle parking spaces, which includes 21 short-term bicycle parking spaces and 40 long-term bicycle parking spaces. As stated previously, the proposed project would have a maximum height of approximately 85 feet above grade and an FAR of 1.37 to 1.

The project site consists of an irregular shaped lot totaling 32,313 square feet of lot area. The West Adams-Baldwin Hills-Leimert Community Plan designates the site for the Limited Manufacturing land use designation, which includes corresponding zones of MR1 and M1. 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 Limited 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 (T)(Q)M1-1D Zone would allow for a maximum FAR of 1.5 to 1.

- a. **Public Necessity.** Approval of the Zone and Height District Change to (T)(Q)M1-1D would allow the site to be developed with a maximum 85-foot and 50-foot in height building. The additional building height will allow the facility to accommodate the wide array of programming proposed including office, coffee shop, drive-thru, manufacturing, and warehouse uses, on a sloping, irregular-shaped lot that includes pipeline easements and staging areas that further restrict development. The proposed development will allow the site to accommodate a significant number of new jobs. The requested Zone and Height District Change will enable the site to utilize its M zoning to attract a new business 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 an established urban area. The project site provides convenient vehicular access and public transit opportunities, as it is located just south of Interstate 10 and within less than a mile of the Metro Expo Line Jefferson/La Cienega Station. The project site is also located just south of the Hayden Tract and Downtown Culver City, which contains a number of jobs, services,

amenities, and residences, and just east of the Baldwin Hills Scenic Overlook, a regionally significant outdoor recreation area. The project will introduce a new flagship retail coffee shop to an area mostly characterized by warehouse and industrial development. The new coffee shop with drive-thru will provide a needed new service to the area, offering a convenient location for existing area workers and visitors to the nearby Baldwin Hills Scenic Overlook to dine/drink/socialize.

- c. General Welfare. Granting the Zone and Height District Change to (T)(Q)M1-1D will allow for the development of a new corporate office/warehouse/manufacturing/coffee shop/drive-thru development on an underutilized vacant site. The improvements resulting from the Zone and Height District Change will enhance the visibility and aesthetic character of the site. The project will also expand the City's employment base and allow for the development of a mixed-use development to serve a multi-national corporation with roots in Southern California. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the General Welfare. Given the project's proximity to existing job centers and transit services, the project will provide desirable commercial and industrial uses to serve the community and region, thereby advancing general welfare.
- d. Good Zoning Practices. Approval of the Zone and Height District Change to (T)(Q)M1-1D 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 an industrially zoned area by creating a higher intensity project with both industrial and commercial components. Granting of the Height District Change to Height District No. 1D would allow the project to be built with greater height than would otherwise be permitted in order to accommodate for the challenging topography at the site and a multitude of programming, including office, warehouse, manufacturing, and retail coffee shop with drive-thru. The project would be consistent with the same maximum FAR as other existing and proposed developments in the surrounding area. The site's zoning would remain consistent with the General Plan Land Use Designation of Limited Manufacturing, in keeping with good zoning practice. The Zone Change/Height District Change will accommodate the proposed project and is consistent with the type of industrial, job creating development that is encouraged by the General Plan Framework Element and the West Adams-Baldwin Hills-Leimert Community Plan.
- 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 Industrial 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 Industrial 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 Limited Manufacturing designation under the West Adams-Baldwin Hills-Leimert Community Plan, the project site is underutilized as it is currently vacant. The applicant has proposed the construction of a 218,778 square-foot office/warehouse/manufacturing facility/café/drive-thru development for The Coffee Bean & Tea Leaf. The project will help create additional job opportunities and develop the site with a high activity, office/manufacturing/warehouse/cafe development that will help revitalize the Hayden Tract adjacent industrial neighborhood in the City of Los Angeles. The Coffee Bean and Tea Leaf will move their corporate headquarters, warehouse, and coffee roasting facilities to the site. Previously, those facilities were scattered throughout the region with offices in West Los Angeles, warehouses in the Inland Empire, and a roaster in Camarillo. The project thus provides for industrial growth and the attraction of new industries to the site. As such, the proposed project is in substantial conformance with the purposes, intent and provisions of the General Plan Framework Element.

#### **West Adams-Baldwin Hills-Leimert Community Plan**

The subject property is designated for Limited Manufacturing uses under the West Adams-Baldwin Hills-Leimert Community Plan, with corresponding zones of MR1 and M1. The proposed office/manufacturing/warehouse/coffee shop with drive-thru development is consistent with the Limited Manufacturing designation and uses permitted under the M1 Zone



applicable to the project site. Furthermore, the surrounding properties are currently developed with warehouses, manufacturing uses, offices, and as such, the proposed project will be compatible with the existing uses in the surrounding area. Goals of the Community Plan include the following:

Goal LU65: A community where existing and future industrial uses which contribute job opportunities for residents are provided and which minimize environmental and visual impacts to the community.

Goal LU66: A community plan which retains industrial designations that are appropriate in order to maintain and increase the industrial employment for community residents.

The proposed mixed-use development is consistent with the above Community Plan goals as it would result in additional job opportunities at the site through the addition of 90,054 square feet of office space, 53,762 square feet of manufacturing, 50,775 square feet of warehouse, and 2,200 square feet of coffee shop with drive-thru. The project would retain the site's industrial designation, thereby allowing for an increase in both industrial and commercial employment opportunities. Development at the site will minimize environmental and visual impacts to the community through proper site remediation and through the provision of a well programmed and attractively designed facility.

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.**

#### Compatibility with Existing and Future Development

The proposed structures are consistent with the visual character of the area. Surrounding uses include a mix of industrial, commercial, and open space. The northern adjoining properties (across Jefferson Boulevard) are located within the City of Culver City and are zoned OS (open space) and IG (industrial general) and are developed with Ballona Creek flood control channel and bike path and office, manufacturing, and gym uses. The eastern adjoining properties are located in the City of Los Angeles and are zoned M1-1VL and are developed with an air quality treatment facility, furniture and manufacturing facilities. The southern adjoining property is located within the City of Culver City, is zoned OS, and is improved with the Baldwin Hills Scenic Overlook. The western adjoining property is located within the City of Los Angeles, is zoned M1-1VL and is developed with a cleaner. The project will construct a new office/warehouse/manufacturing/café/drive-thru facility for The Coffee Bean & Tea Leaf. The development will comply with the floor area and height limitations of the proposed M1-1D Zone. The project site is located within a predominantly industrial zoned area of the West Adams-Baldwin Hills-Leimert Community Plan, just east of the Baldwin Hills Scenic Overlook, and just south of the Hayden Tract in the City of Culver City. The area is generally developed with industrial and commercial uses including warehouses, offices, manufacturing, and abuts the Baldwin Hills Scenic Overlook park to the south. While proposed project is taller than existing buildings, it is sufficiently setback and includes articulation and landscaping to minimize the appearance of bulk and massing. As such, the new structures will be similar in scale and compatible with existing buildings in the surrounding area.

#### Arrangement of Buildings (Height, Bulk, Setbacks)

Building placement at the site was informed by existing site topography and massing considerations. Closest to Jefferson Boulevard, Building A would observe a 50-foot building

height, which is generally in line with existing improvements in and around the site. The existing 1VL zone limits development to a 45-foot building height. Building B, which is setback furthest from Jefferson Boulevard, will be 85 feet in height. The project would take advantage of the site's elevation change by utilizing the hillside to partially screen three levels of subterranean parking. The subject site has an approximately 34-foot elevation change from the Jefferson Boulevard street frontage to the rear of the site. While the structures are generally taller than most of the existing buildings in the immediate area, they are well articulated and setback from the street so as to reduce the appearance of bulk and massing. Building A is setback approximately 30 feet and Building B is setback over 240 feet from Jefferson Boulevard. The façade of the proposed structures include articulation with varied balconies to further minimize the appearance of mass.

#### Driveways, Off-street Parking, Bicycle Parking, and Loading Areas:

Ingress/egress to and from the project's main access road will be provided by a two-way driveway accessed off of Jefferson Boulevard and Bowcroft Street. The two driveways will be connected by a north-south running roadway that provides access to the project's drive-thru and parking facilities. The project will also have a second ingress/egress driveway that serves Building A's parking garage and the drive-thru exit.

The project proposes to provide parking within a combination of surface parking lot and two parking structures. The surface lot will have 22 spaces and primarily serve the retail coffee shop. The remainder of the parking is provided in two parking garages; Garage A has three levels of subterranean parking and 332 spaces. Garage B will have five levels of both above grade and below grade parking and provide 417 spaces. The site is located within the Los Angeles State Enterprise Zone, which per LAMC Section 12.21-A,4 requires 2 spaces per 1,000 square feet of commercial floor area. Given the site's current zoning, the project is required to provide 218 parking spaces. Had the site not been located within an Enterprise Zone, the project would be required to provide 382 parking spaces. The project proposes to provide a total of 749 vehicle parking spaces.

Bicycle requirements for commercial and industrial uses are set forth in LAMC Section 12.21-A,16(a)(2) and require that there be at least one short-term and one long-term bicycle parking space for each 10,000 square feet of commercial floor area. Based on LAMC requirements, the project is required and providing 21 short-term and 40 long-term bicycle parking spaces.

The loading area is located within Building A and will serve the warehouse and manufacturing use. The loading area will not accommodate large semi-trucks as the applicant has stated that the project will not utilize large semis for delivery.

#### Landscaping

The project will provide 38,154 square feet of landscaping. The proposed plant palette includes Italian Cypress, Fruitless Olive, Coast Live Oaks, Mexican Fan Palms, Cork Oak, Lemon Scented Gum Trees, White Crape Myrtle, Orange Clivia, Agave, Aloe, among others. Landscaping will be provided along the site's street frontages, within the proposed plaza areas, and along the perimeter. The plaza/garden between Building's A and B will include 18,905 square feet of landscaping with the remainder of the on-site landscaping totaling 19,249 square feet.

#### Lighting and Trash Collection

The proposed project's lighting scheme will be compatible with surrounding development. Exterior lighting will illuminate on-site facilities in order to provide sufficient lighting for circulation and security, while minimizing impacts on adjacent properties. Ground level lighting for the commercial center will activate and enhance the pedestrian environment at night. Trash collection will be located adjacent to the deliveries/loading area of Building A and will not be visible from the public right of way.

The project has been conditioned, herein, to ensure that the proposed arrangement of buildings, off-street parking facilities, and other such pertinent improvements will be compatible with existing and future development on 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 project involves the development of a mixed-use development that includes office, warehouse, manufacturing, cafe, and drive-thru uses. No residential uses are proposed. The proposed project is not subject to the City's open space requirements pursuant to LAMC Section 12.21-G,2, however, the project has been conditioned so that all open areas not used for buildings, driveways, and parking areas be attractively landscaped, include an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect.

### **Environmental Findings**

7. **Environmental Finding.** On September 27, 2018, a Mitigated Negative Declaration (ENV-2018-3451-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 763, 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.