

FINDINGS

A. GENERAL PLAN / CHARTER FINDINGS.

The proposed zone change and height district change is in substantial conformance with the purposes, intent, and provisions of the General Plan. In addition, the proposed land use ordinance is consistent with and implements policies in the Southeast Los Angeles Community Plan, a component of the Land Use Element of the General Plan:

1. **Framework Element.** The General Plan Framework 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, transportation, infrastructure, and public services. The Framework's Long-Range Diagram identifies the Project Site together with adjacent commercial areas along Figueroa Street, as a Regional Center and as a focal point of regional commerce, identity, and activity. Regional Centers typically contain a diversity of uses, act as transportation hubs, and fall within a range of floor ratios from 1.5:1 to 6:1, characterized by building heights of six to 20 stories.

In addition, the Figueroa Corridor is envisioned as a significantly developed urban environment and seeks to establish a "[m]ixed use center that provide[s] jobs, entertainment, culture, and serve[s] the region" and meets the demand for new housing and employment opportunities, as well as lodging options, in proximity to the University of Southern California campus, downtown Los Angeles, and the regional attractions located in Exposition Park.

The Fig Project involves the construction of an integrated seven-story mixed-use development consisting of 298 hotel guest rooms, 222 student housing units, 186 mixed-income housing units (77 units reserved for Low Income households and 5 units reserved for Very Low Income households), and approximately 96,500 square-feet of commercial uses, including retail establishments, restaurants, hotel amenities, meeting spaces, and office uses. Public and private recreational amenities would be strategically located throughout the site and on the roof deck of the centralized eight-story parking structure, and an approximately 8,000 square-foot central landscaped plaza is featured along Figueroa Street. The project results in up to 620,687 square feet of floor area on an approximately 4.4-acre site.

The Project would be consistent with the uses, density, and development type envisioned by the General Plan Framework. The project site is currently developed with surface parking and eight multi-family residential buildings within the Flower Drive Historic District, with a FAR of 0.6 over the developed portion. The proposed project would be an in-fill development resulting in a FAR of up to 3.25:1, with building heights between seven and eight stories, and comprised of a balanced mix of hotel, retail, restaurant, office, student housing, and residential uses. The project consists of the type of development envisioned by the Framework Element within a Regional Center; namely, "housing with commercial uses . . . in concert with supporting services, recreational uses, open spaces and amenities." The project would intensify the use on the site and would providing a diverse mix of housing and employment to the area, consistent with the Regional Center designation of the site.

The project satisfies the following objectives and policies of the General Plan Framework:

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.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Objective 3.15: Focus mixed commercial/residential uses, neighborhood-oriented retail, employment opportunities, and civic and quasi-public uses around urban transit stations, while protecting and preserving surrounding low-density neighborhoods from the encroachment of incompatible land uses.

Policy 3.15.3: Increase the density generally within one quarter mile of transit stations, determining appropriate locations based on consideration of the surrounding land use characteristics to improve their viability as new transit routes and stations are funded in accordance with Policy.

Objective 3.16: Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.

Development of the project will also further enable the type of transit-oriented development; shopping, dining, and employment opportunities; and open space at the site as called for by the Framework Element. The project will support Objectives 3.4 and 3.15 and Policy 3.4.1 by providing a high-density mixed-use residential and commercial development within one of Southeast Los Angeles' Regional Center area, with a focus on pedestrian amenities and in close proximity to major thoroughfares. The site is near multiple transit lines, including Metro's Expo and Blue rail lines, as well as multiple bus routes, furthering Framework Element Objective 3.4 and Policy 3.4.1, by accommodating increased residential and commercial development along a major transportation and commercial corridor in a manner that encourages walking, biking, and public transit usage. The project will achieve Objective 3.10 through the addition of hotel and commercial space that will strengthen the economic base and opportunities for new businesses, by providing employment opportunities for the community. The Project's residential uses will also economically support commercial areas of the district. In addition, the Project accommodates Objective 3.16 through its pedestrian-oriented design and streetscape improvements, which include wide sidewalks, street trees, and pedestrian lighting.

Furthermore, the project's retail and restaurant uses and publicly accessible plaza and pedestrian pathways will enhance pedestrian connectivity, and are consistent with Framework Element Policy 3.10.3, which calls for Regional Centers to promote "high-activity areas in appropriate locations that are designed to introduce pedestrian activity." The project also satisfies Framework Element Design and Development Policy 3.10.5, with the provision of pedestrian-oriented open space, outdoor seating, extensive landscaping, high quality hardscape materials, and other amenities that create an active urban gathering space.

Housing Element. The project also meets the policies set forth regarding housing in the land use chapter of the Framework Element and the Housing Element.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Objective 1.1-4: Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.

The project will further a key Housing Element goal of reducing the City's existing housing shortage, as well as its jobs-housing imbalance, by developing the site with new student housing units, market-rate housing units, and income-restricted housing units together with retail, office, and hotel uses which offer employment opportunities. By locating student housing units at the site, the project is consistent with the City's Community Plan Footnote 14 and the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District, each of which serve to incentivize the development of student housing along the Figueroa corridor, thereby protecting lower-density single-family neighborhoods from encroachment from new student housing developments. Moreover, the project's 186 mixed-income units (including 82 low and very low income units) provide much needed housing opportunities along a major commercial and transportation corridor. As such, residential development coupled with the proposed commercial uses will enliven and improve the Figueroa Corridor, and by providing new housing proximate to jobs, neighborhood serving retail/restaurant uses, USC's educational opportunities, and Exposition Park's sporting and cultural facilities, the project will encourage walking and bicycle usage, thereby reducing vehicular trips and overall vehicle miles traveled.

Economic Development. The project advances numerous goals and policies contained in the Framework Element's Economic Development chapter, including the following:

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Objective 7.6: Maintain a viable retail base in the city to address changing resident and business shopping needs. The Project's balanced mix of land uses includes new student housing units, mixed-income multiple-family residential housing units, hotel guest rooms, and retail, restaurant, office, and hotel-related commercial uses.

The commercial retail and restaurant uses meet the needs of local residents by providing new shopping and dining options, while the proposed creative office uses create additional employment opportunities for area residents. In addition, the hotel provides new lodging and meeting options for visitors to the Community Plan area as well as employment opportunities, thereby contributing economic benefits to the immediate area and the City as a whole.

- 2. General Plan Land Use Designation.** The subject property is located within the South Los Angeles Community Plan, updated and adopted by the City Council on November 22, 2017. The project, however, was filed as a vesting application under the Southeast Los Angeles Community Plan that was adopted by the City Council in March 2000. The Southeast Los Angeles Community Plan Map designates the property for Community Commercial land uses and allows for corresponding zones of C2, C4, RAS3, RAS4, R3, and R4. Under the Southeast Community Plan, the property is subject to Community Plan Footnote 14, which allows for an increase in FAR for mixed-use projects containing affordable and/or student

housing units. Specifically, Footnote 14 imposes a maximum FAR of 1.5:1 for 100 percent commercial or mixed-use projects and prohibits 100 percent residential projects. However, mixed-use projects may achieve an increased FAR of 3:1, provided that the City approves a corresponding Zone/Height District Change to Height District 2D. Furthermore, an additional FAR of 1.5:1, for a maximum total FAR of 4.5:1, may be granted to mixed-use projects that 1) set aside 20 percent of the dwelling units developed in the increment from 3:1 to 4.5:1 FAR for households making between 30 and 120 percent of Area Median Income, or 2) are reserved for and designed primarily to house students and/or students and their families. Footnote 14 further requires that the commercial uses in such mixed-use projects comprise no less than 0.5:1 and no more than 0.9:1 FAR.

The project includes a request for Zone Change to create a uniform commercial zoning of (T)(Q)C2-2D in accordance with the requirements of Community Plan Footnote 14 regarding FAR incentives for projects including affordable and/or student housing uses. This request would result in land use and zoning consistency, and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the Southeast Los Angeles Community Plan.

3. **General Plan Text.** The Southeast Los Angeles Community Plan, a part of the Land Use Element of the City's General Plan, states the following objectives and policies that are relevant to the project:

Residential

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

Policy 1-2.1: Locate higher residential densities near commercial centers, light mass transit stations, and major bus routes where public service facilities, utilities, and topography will accommodate this development.

Policy 1.2.2: Locate senior citizen housing and mixed income housing, when feasible, near commercial centers and transit and public service facilities.

Objective 1-5: To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-5.1: Promote greater individual choice in type, quality, price, and location of housing.

The project substantially conforms with the purpose, intent and provisions of the Community Plan. The proposed project will meet the above objectives and policies by providing a significant number of new residential dwelling units along the busy Figueroa corridor, in close proximity to existing transit infrastructure, and provides local access to services and amenities, as well as regional access via the adjacent 110 Freeway and nearby 10 Freeway. In addition, the project includes a significant amount of neighborhood-serving retail and restaurant uses, which can be utilized by project residents and guests, thereby providing even greater access to dining and shopping options, and correspondingly reducing vehicle trips. Moreover, the project includes an office component, facilitating potential employment opportunities for residents of the project, as well as residents of the larger Community Plan area.

Moreover, the requested zone and height district change is consistent with the intent and purposes of Footnote 14 of the Community Plan, which was adopted by the City to facilitate increases in FAR for mixed-use projects along this portion of Figueroa that contain student housing or affordable units, and to direct such increased development patterns away from stable, low density residential neighborhoods in the Community Plan area. Footnote 14 specifically provides that a mixed-use project seeking to increase its FAR above 1.5:1 may seek a zone and height district change to Height District 2D and may achieve a maximum FAR of up to 4.5:1 through the inclusion of student housing units or affordable housing units.

The Fig Project includes both a student housing component (consisting of 222 units) and a mixed-income residential development (consisting of 186 units) with 77 of those dwelling units restricted to households making no more than 80 percent of area median income and 5 of those units restricted to households making no more than 50 percent of area median income. These 82 restricted income units, representing 20 percent of the project's total number of proposed dwelling units, exceed the affordable set-aside requirements of Footnote 14, which only requires that 20 percent of the units developed within the increment from 3:1 to 4.5:1 FAR be restricted as affordable. By including both student housing and affordable housing units, the project provides much needed student housing in close proximity to USC's campus (thereby reducing vehicular trips undertaken by these students), as well as much needed affordable housing along a major commercial corridor in close proximity to transit, shopping, and services. The average FAR of up to 3.25:1 across the site, including a commercial FAR of 0.5:1, is less than the maximum FAR contemplated by Footnote 14, and is fully consistent with the Community Plan's housing objectives and policies.

Commercial

Objective 2-1: To conserve and strengthen viable commercial development.

Policy 2-1.3: Commercial areas should be consolidated and deepened to stimulate existing businesses, create opportunities for new development and off-street parking, expand the variety of goods and services, and improve shopping convenience as well as offer local employment.

Policy 2-1.5: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-3: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Policy 2-3.1: Encourage the development of offices in Community and Neighborhood Centers.

The project will not displace any existing commercial development and will instead replace a surface parking lot with a significant amount of new retail, restaurant, office, and hotel-related commercial floor area along one of the City's significant transportation corridors. The project's restaurant uses provide new and expanded dining options for residents of and visitors to the Community Plan area, while the retail area diversifies shopping options available to the immediate neighborhood. The proposed creative office space will provide an opportunity for further economic development along the Figueroa Corridor, and the hotel's commercial dining, public meeting, and banquet spaces provides desirable amenities to hotel guests and members of the public visiting the project. Additionally, the project has

been conditioned to improve the surrounding public right-of-ways, which will serve to enhance the roadways, sidewalks, and street lighting along the site and provide for better connectivity within the neighborhood.

Each of these uses provide economic benefits as well as significant new employment opportunities at the site and within the Community Plan area, thereby strengthening the local economy and contributing to the revitalization of the surrounding neighborhood.

Urban Design

The project is in substantial conformance with the Community Plan's Urban Design guidelines as follows:

Site Planning

- The shared parking garage is located at rear of site, away from the Figueroa Street frontage.
- Maximizes pedestrian-oriented retail and commercial service uses along the Figueroa frontage.
- Provides direct pedestrian access to commercial and residential components from Figueroa Street.
- Provides useable open space throughout the building, including outdoor spaces.
- Provides landscaping between driveways and walkways accessing the rear of the Site
- Screens all mechanical and electrical equipment from public views along streets.
- Locates trash areas within internal areas and not visible from public view.

Height and Building Design

- Orients frontage along Figueroa Street to present a lower, more pedestrian scale.
- Parking garage height also serves to buffer residential uses and the pedestrian environment from the freeway to the rear of the site.
- Common design features such as flat roofs, stepped terraces and materials including plaster, expansive glass areas, metal railings and aluminum awnings and storefronts help tie together the overall development.
- Consistent use of landscaping and street-level retail and dining entries along Figueroa Street and 39th Street enhance the streetscape experience.

Parking Structures/Landscaping

- The parking structure features an exterior mesh skin in an accordion-like pattern, to create visual interest along the freeway-facing side of the building and complement the exterior façade of the hotel component and other Project buildings.
- The Project's driveways serve to delineate between the project components, with extensive landscaping to provide outdoor dining/seating opportunities.
- Trees as well as attractive paving patterns and materials serve to soften the vehicular focus of these areas.

As demonstrated, the proposed mixed-use development is consistent with the General Plan Framework, Community Plan, and land use designations. The project would redevelop the site currently comprised of eight multi-family residential buildings and surface parking areas and replace it with a mid-rise development consisting of an activated mix of residential,

hotel, office, restaurant, and retail uses. The project would provide much needed residential housing and new hotel and commercial uses to serve the community. The proposal would also improve the economic vitality of the area by integrating a mix of uses in-line with Plan policies for redevelopment and growth in the Regional Center. The project design will further activate the adjacent street level areas, create an inviting pedestrian environment, and will create a unified aesthetic and signage program. In addition, public right-of-way improvements have been imposed as conditions of approval for the project, consistent with City street standards. Therefore, as conditioned, the proposed project is consistent with the General Plan and the proposed land use designation and will serve to implement the goals and objective of the adopted Community Plan.

B. ENTITLEMENT FINDINGS

1. ZONE CHANGE, "T" AND "Q" CLASSIFICATION, and "D" LIMITATION FINDINGS:

- a) *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 project site consists of approximately 4.4 acres of property, zoned C2-1L along Figueroa Street and R4-1L along Flower Drive (at the time that the Project was vested in September 2016), within the Community Commercial land use designation in the Southeast Los Angeles Community Plan. The Community Plan identifies the site as within the Figueroa Street Corridor subject to Footnotes 1 and 14. Footnote 1 reiterates that the site is subject to Height District 1. Footnote 14 states that notwithstanding Footnote 1, increases in floor area from 3:1 to 4.5:1 are allowed for certain mixed-use projects, with incentives for student housing and affordable housing.

The commercial portion of the site is primarily comprised of surface parking areas and the residential portion is developed with eight multi-family residential buildings with a total of 32 dwelling units on the northeastern portion of the project site fronting Flower Drive. These residential buildings comprise approximately half of the Flower Drive Historic District (deemed eligible for listing by the State of California), which extends from the project site and to the north along Flower Drive. The current zoning creates an isolated low-density residential area comprised of the Flower Drive Historic District, located directly between regionally-focused commercial, cultural, and sports entertainment uses and the I-110 Freeway with commercial and industrial uses to the east.

In conformance with Footnote 14 of the Community Plan, the Zone and Height District Change would facilitate a Floor Area Ratio increase of up to 3.25:1 in order to develop the mixed-use project, which includes 222 student housing units and 186 multi-family units, of which 82 dwelling units (20% of the total proposed number of dwelling units) would be restricted to households making no more than 80 percent of area median income or 50 percent of the area median income. The proposed C2 zoning across the project site is consistent with the underlying Community Commercial land use designation on the site, which allows for corresponding zones of CR, C2, C4, and RAS3. The proposed C2 Zone allows for general commercial uses, which include restaurants, retail stores, and health clubs, as well as multi-family residential and hotel uses. The requested zone change would allow for development of the site under a cohesive set of zoning standards consistent with the underlying Community Commercial land use designation, rather than a bifurcated set of commercial and residential requirements. The proposed project would be an in-fill development with building heights of up to 90 feet, and comprised of a balanced mix of hotel, office, retail, restaurant, and residential uses. The project would intensify the use on

the site and would provide a diverse mix of housing and employment to the area, consistent with the Community Commercial land use designation and proposed zone for the site.

The General Plan Framework identifies the Project Site as located within a Regional Center, generally characterized by a diversity of uses, with robust transit access, and by floor ratios ranging from 1.5:1 to 6:1 and building heights of six to 20 stories. The project's mix of residential, hotel, and commercial uses is compatible with multiple Community Plan and General Plan goals aimed at locating new mixed-use developments along commercial corridors in areas served by transit. The proposed project would enhance the built environment through the unified development of the site and would include essential and beneficial uses through the synergetic balance of commercial and residential components within a transit-focused regional center. The project site is conveniently located adjacent to the cultural, educational, and sports arena hub of Exposition Park, with immediate access to major streets, regional freeways, and existing public transit. In addition, consistent with Footnote 14 and the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District, the project adds new student housing units in a new development along the Figueroa Corridor, where students can walk, take transit, or ride their bicycles to USC's campus, thereby reducing traffic congestion and improving air quality. Specifically, providing student housing along Figueroa Street reduces potential negative impacts relating to housing, parking, and traffic that may have occurred as a result of students occupying existing housing in other neighborhoods adjacent to USC. The City adopted the Neighborhood Stabilization Ordinance to create a disincentive for the dormitory-style subdivision of existing structures in these adjacent neighborhoods; however, this ordinance exempts properties along Figueroa Street, thereby incentivizing the development of new student housing along this corridor.

As such, the project will serve to alleviate the pressure for housing within neighborhoods, thereby preserving housing opportunities for local families. There is also necessity for hotel, commercial, student housing, and mixed-income residential uses to support the needs of the district, and the project will add new residents and workers immediately adjacent to a number of transit options. The project will also benefit the community, city, and region by activating the site within one of the regional centers of Southeast Los Angeles and contributing much-needed residential units, hotel, and commercial uses in support of the City's goals for housing, economic development, and neighborhood connectivity.

The proposed zone and height district change is consistent with, and conforms to, the Community Plan and the City's zoning regulations, and the proposed FAR and height increases that would be allowed by the zone and height district change will be consistent with the General Plan Framework's Regional Center long-range land use designation, which calls for FARs of "1.5:1 to 6:1 and are characterized by six- to twenty-story (or higher) buildings," and with "densities and functions [that] support the development of a comprehensive and interconnected network of public transit and services." By concentrating residential density, height, and floor area at the site, near USC and regionally serving transit, the project's zone and height district change represents a focused effort to plan for new growth along the Figueroa Corridor, and thereby conforms to the public necessity, convenience and general welfare of the City. Furthermore, such zone and height district change would demonstrate good zoning practice by providing a harmonious density and land use activity for the vicinity.

The action, as recommended, has been made contingent upon compliance with the "(Q)" and "(T)" conditions imposed herein, as well as "D" limitations. Specific conditions and mitigation measures have been incorporated to address public improvements, building design and layout, sustainability measures, and environmental impacts, consistent with the General Plan Framework. Such limitations are necessary to protect the best interests of and

to assure developments and improvements more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

2. CONDITIONAL USE FINDINGS

- a) *The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.*

Hotel

By redeveloping the site with a new multi-component mixed-use project providing needed housing, shopping, dining, and lodging opportunities to community residents, the project will enhance the built environment in the vicinity of the site. The hotel will contain 298 guest rooms, 160 of which would be select-service guest rooms for shorter-duration stays, while the remaining 138 rooms would include additional amenities for extended stays including kitchen and cooking facilities. The ground level of the hotel will include commercial retail and restaurant spaces fronting on Figueroa Street, as well as the main hotel lobby space and shared guest/public uses such as a lobby lounge, coffee bar, and grab and go dining. Public meeting rooms, as well as additional public dining facilities, would be located on the second floor of the hotel building. These hotel and public uses will be contained within an articulated building that will be an integral part of the larger unified development, and which will become a lodging, shopping, and dining destination along the Figueroa Corridor. Accordingly, the project's hotel component will provide multiple services that are essential as well as beneficial to the community and the City as a whole, while enhancing the built environment.

Master CUB (Alcohol Sales)

A Master CUB to allow up to six on-site alcohol sales locations within the project's restaurant, bar, and hotel uses would be subject to subsequent Plan Approval applications, or other approved review as permitted by the Los Angeles Municipal Code, as future individual tenants for specific establishments upon which hours of operation, occupancy loads, entertainment, security measures, numbers of employees, and other operational characteristics would be delineated. The proposed sale of alcoholic beverages will enhance the built environment in the surrounding neighborhood with the development of a well-balanced mixed-use project including residential units, hotel uses including dining and meeting facilities, and ground floor commercial spaces which include restaurant uses. The restaurants would be bonafide full service eating establishments and the provision of a full line of alcoholic beverages is customary and normal for such establishments. It is anticipated that the restaurants will attract patrons primarily interested in full meal service, with the ability to consume alcoholic beverages in conjunction with their food service. In addition, it is anticipated that alcohol within the hotel will be primarily served to hotel guests, meeting/conference attendees, and patrons of the public restaurants located within the hotel building.

Hours of operation, as approved under subsequent plan approval applications, will be consistent with and appropriate for the character of the surrounding area. In addition, restaurants promote pedestrian activity, and the serving of alcoholic beverages is a normal and expected component of most restaurants. Accordingly, the character of the area in the vicinity of the Project would be enhanced by the addition of the proposed uses in this location.

Alcohol service will improve the viability and desirability of the food and hotel businesses in the mixed-use development. The availability of alcohol sales for on- and off-site consumption is a desirable amenity that is typical of many restaurants and markets and would provide a beneficial service to the immediate community as well as to patrons of the shopping center.

- b) *The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.*

Hotel

Community Plan Footnote 14 incentivizes the development of mixed-use projects along the Figueroa Street Corridor pursuant to the City's approval of a zone and height district change to Height District No. 2D, potentially allowing for unlimited height and a maximum FAR of 4.5:1. The project's proposed maximum FAR will not exceed 3.25:1 across the entire site, and will consist of mid-rise hotel, student housing and mixed-income housing buildings with ground-floor commercial uses, as well as a central parking garage providing parking and rooftop amenities for all three project components, which would be located along the project's Flower Drive frontage. The development's proposed height, size, and operations fully conform with the applicable land use regulations and are also consistent with the mix of uses and development patterns in the area, including other mid-rise and higher rise developments located along the Figueroa Corridor between Exposition Park and downtown Los Angeles. Moreover, the only residentially zoned property that is within 500 feet of the site (and which triggers the requirement to obtain a Conditional Use for the Project's hotel) is a strip of land located adjacent to, and beneath, the 110 Freeway, where the development of new residential uses would not be feasible. Therefore, the project would have no anticipated potential impacts to existing residentially zoned properties and would not adversely affect or degrade the surrounding neighborhood.

Master CUB (Alcohol Sales)

The location of the project's alcohol-sale establishments follows an established pattern of orienting alcohol sales along established commercial streets and adjacent to other restaurant uses on Figueroa Street. The restaurant uses with alcohol sales would continue to add to the diversification of commercial activities being conducted in the area and would not adversely affect the surrounding neighborhood. The proposed hours of operation would be conditioned through the plan approval process understanding that the sale of alcohol is incidental to food sales at the restaurants.

No evidence was presented at the hearing or in writing that the sale of alcohol will be materially detrimental to the immediate neighborhood. The plan approval process will include specific conditions of approval intended to address alcohol-related issues to safeguard public welfare and enhance public convenience, such as proper employee training and outdoor security lighting. In addition, as each operator comes in, they will be required to file a plan approval to allow for the Zoning Administrator to review the floor plan and impose any other conditions as deemed appropriate. Therefore, as conditioned, it is anticipated that the use will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or public health, welfare, and safety.

- c) *The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.*

Hotel

The hotel use is in substantial conformance with the purposes, intent, and provisions of the General Plan. In particular, the Southeast Los Angeles Community Plan calls for:

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Objective 7.6: Maintain a viable retail base in the city to address changing resident and business shopping needs.

The project's balanced mix of land uses includes new student housing units, mixed-income multiple-family residential housing units, hotel guest rooms, and retail, restaurant, office, and hotel-related commercial uses. The commercial retail and restaurant uses would meet the needs of local residents by providing new shopping and dining options, while the proposed creative office uses will create additional employment opportunities for area residents. In addition, the proposed hotel will provide new lodging and meeting options for visitors to the Community Plan area as well as employment opportunities and will therefore contribute economic benefits to the immediate area and the City as a whole. The project therefore conforms with the General Plan and the Community Plan.

Master CUB (Alcohol Sales)

The project's request for alcohol sales is in substantial conformance with the purposes, intent, and provisions of the General Plan. In addition, the project and requests are consistent with and implement policies in the Southeast Los Angeles Community Plan, a component of the Land Use Element of the General Plan.

Objective 2-1: To conserve and strengthen viable commercial development.

Policy 2-1.3: Commercial areas should be consolidated and deepened to stimulate existing businesses, create opportunities for new development and off-street parking, expand the variety of goods and services, and improve shopping convenience as well as offer local employment.

Policy 2-1.5: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-3: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

The project will not displace any existing commercial development but will instead introduce a significant amount of new retail, restaurant, office, and hotel-related commercial floor area along one of the City's significant transportation corridors. Specifically, the project's restaurant uses will provide new and expanded dining options for residents of and visitors to the Community Plan area, while the proposed retail options will diversify the shopping options available to this same population. The proposed creative office space will provide an opportunity for further economic development along the Figueroa Corridor, and the hotel's commercial dining, public meeting, and banquet space will provide desirable amenities to hotel guests and members of the public visiting the Project.

Each of these uses will provide economic benefits as well as significant new employment opportunities at the site and within the Community Plan area, thereby strengthening the

local economy and contributing to the revitalization of the surrounding neighborhood. The sale of alcohol in conjunction with the project's restaurant and hotel uses provides a complementary service to the project's uses and therefore conforms with the General Plan and Community Plan.

Additional Findings Related to Alcohol Sales

- d) *The proposed use will not adversely affect the welfare of the pertinent community.*

The project site is located within an area which is designated for and primarily developed with commercial uses. The approval of the master conditional use will not adversely affect the welfare of the community. The subject property is zoned for commercial uses and will be redeveloped with a mixed-use commercial development, with office, hotel, and retail and restaurant uses along the Figueroa Street Corridor, where the service of alcoholic beverages will be contained in a secure environment. The proposed use will not adversely affect the economic welfare of the community, since a vibrant commercial corridor is anticipated to positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. The dining and retail establishments will help to enhance the availability of dining options to on-site residents and employees as well as that of the surrounding neighborhood. Ample parking, lighting, security and supervision will be provided to ensure that there will be no adverse effect on the welfare of the surrounding community. Therefore, the proposed alcohol sales will not be materially detrimental to the character of the development in the neighborhood.

- e) *The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.*

The project is located within a Regional Center under the Framework and is designated for Community Commercial uses in the Southeast Los Angeles Community Plan, where a variety of uses are permitted and encouraged, and an increased concentration of licenses is anticipated. In addition, the census tract in which the project is located is an active commercial area that is a destination point for many and where there is a demand and expectation for increased alcohol license issuances. According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, three (3) on-sale and two (2) off-sale licenses are allocated to subject Census Tract No. 2311.00. There are currently six (6) off-site licenses and one (1) on-site license in this Census Tract.

The subject location is within a highly-developed commercial area which has a variety of event venues, museums, and retail establishments which have resulted in the existing off-site alcohol licenses to exceed the maximum number allocated. In these active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by a significant employee population, in addition to the increasing resident population base in the area. The granting of an application for the sale or dispensing of alcoholic beverages can be undue when the addition of a license will negatively impact a neighborhood. It is not undue when approval of a license does not negatively impact an area, but rather such license benefits

the public welfare and serves as a convenience. As supported by the aforementioned facts, the project involves the granting of an application to sell and dispense alcoholic beverages in conjunction with a new mixed-use development will not adversely affect community welfare because hotels and restaurants, are desirable uses in an area designated for such uses. The new mixed-use development will provide a convenience to residents, workers, and visitors to the Figueroa Street Corridor and as conditioned, will not negatively impact the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents.

It is not uncommon to have increased concentrations of crimes in a dense, urban area that is a regional known center and destination. According to statistics provided by the Los Angeles Police Department's Central Division Vice Unit, within Crime Reporting District No. 359, which has jurisdiction over the subject property, a total of 180 crimes and arrests were reported in 2017 (81 Part I Crimes and 99 Part II Arrests), compared to the citywide average crimes of 191 offenses per reporting district for the same reporting period. Of the 180 total crimes and arrests reported for the census tract, 0 arrests were made for liquor laws, 1 arrest was made for under the influence of alcohol, and 19 arrests were made for driving under the influence, reported by LAPD.

However, given the project's location within a regional center, the census tract's crime statistics related to alcohol are minimal and the issuance of an additional licenses to serve alcohol on-site or off-site is not anticipated to create a law enforcement problem. Furthermore, the requested entitlement for alcohol sales that are incidental to a mixed-use development is not anticipated to adversely affect crime rates, given the nature of the use which will primarily involve alcohol being consumed by patrons in a controlled restaurant or hotel environment. As proposed by the submitted application and conditioned herein by the City, the requested application will be implemented with conditions intended to prevent public drinking, driving under the influence, and public drunkenness. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring surveillance, responsible management and deterrents against loitering. In addition, as part of the application process, the applicant's representative will meet with the Los Angeles Police Department, and review security, training, and other proposed conditions for the Project. The conditions will safeguard the welfare of the community. As conditioned, allowing the sale of a full line of alcoholic beverages for on-site and off-site consumption is not undue or anticipated to create a law enforcement issue.

The grant will be an accessory use to restaurant and hotel uses that will be an asset to the community and will not adversely affect the community welfare. As a result, the instant grant will not result in an undue concentration of such licenses.

- f) *The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.*

The project site is adjacent to multi-family residences located north of the project site across 39th Street. Other nearby sensitive uses include the public park of the adjacent Exposition Park to the west. Exposition Park is also developed with stadium and sports arena uses, which also participate in the sale of alcoholic beverages. The proposal would concentrate the commercial and alcohol-sale components of the project along the Figueroa Street frontage of the project site, adjacent to commercial uses, sports venues, museums, and

other commercial uses. In addition, this grant has placed numerous conditions on the proposed project, such as proper site maintenance, security lighting, employee training, and a time limitation on the grant, in order to eliminate or minimize any potentially detrimental effects on adjacent uses.

2. DETERMINATION FOR TRANSITIONAL HEIGHT

- a) *The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.*

The surrounding built environment is substantially developed and urban in character. The site abuts the I-110 Freeway to the east, Exposition Park together with the newly constructed Banc of California Stadium and the Coliseum to the west across Figueroa Street, small-scale commercial development immediately north and south along Figueroa Street, with mid-rise mixed-use development further north along Figueroa Street near USC. To the north along Flower Drive are multi-family residential dwellings, comprising the remaining portion of the Flower Drive Historic District.

Community Plan Footnote 14 incentivizes the development of mixed-use projects containing student and/or affordable housing along the Figueroa Street Corridor, pursuant to the City's approval of a zone and height district change to Height District No. 2D, which potentially allows for unlimited height and a maximum FAR of 4.5:1. The project's proposed maximum FAR, to be achieved pursuant to the requested vesting zone and height district change and the provision of both affordable housing and student housing, will not exceed 3.25:1 across the entire Site. Specifically, the project will consist of mid-rise hotel, student housing, and mixed-income housing buildings with ground-floor commercial uses. A seven-story parking garage, which would provide parking for all three project components, would be located along the site's Flower Drive frontage, and would buffer the project's residential uses from the adjacent freeway.

By developing a mixed-use project that will provide new student, market-rate, and affordable housing opportunities; new neighborhood-serving shopping and dining options; office employment opportunities; and hotel lodging and meeting facilities for visitors to Exposition Park's numerous sporting and cultural facilities, the project will provide numerous beneficial services and amenities to the surrounding community and the broader Community Plan area. The proposed project would enhance the built environment through the unified development of the site and would include essential and beneficial uses through the synergetic balance of hotel retail, office, and residential uses. The project will also benefit the community, city, and region by providing quality retail and restaurant services to employees and residents of the immediate neighborhood. The project also contributes much-needed multi-family housing units to the City's housing supply.

Transitional height standards are primarily intended to protect open spaces and single-family uses from massing impacts such as shade/shadows, reduced privacy, and aesthetic incongruity. However, the project's height deviations are requested due to the project site's adjacency to Exposition Park, where the heights of the adjacent Banc of California Stadium are taller than the project. Therefore, these same considerations and protections are not needed in this instance. As such, allowing for these height deviations would permit the project to proceed with building heights and massing that execute architectural features that form a unified aesthetic and enhancement of the built environment, as well as provide adequate floor heights and essential floor area for additional community-serving retail and commercial uses.

- b) *The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.*

The project's proposed height, size, and operations are consistent with the applicable land use planning policies and regulations set forth in the General Plan, Community Plan, and Los Angeles Municipal Code (LAMC). The project is also consistent with the mix of uses and development patterns, including mid-rise and higher rise developments, located along the Figueroa Street Corridor between Exposition Park and downtown Los Angeles. The western portion of the Site is within 100 and 199 feet of the eastern boundary of Exposition Park, which is zoned OS (Open Space) by the LAMC. This proximity triggers applicability of the LAMC's transitional height requirements, which are intended to protect the City's low- and no-intensity zoning designations from encroaching development patterns.

However, in this instance, the eastern portion of Exposition Park adjacent to the Site is currently developed with the Los Angeles Football Club soccer stadium, which is over 100 feet in height, exceeding the 83-foot building height of the Project's buildings fronting Figueroa Street. As a result of the existing improvements within Exposition Park in proximity to the Site, there is limited rationale for imposing a 61-foot transitional height limit upon the Project, as the Project's proposed building heights will be compatible with and not adversely affect existing improvements within Exposition Park. Accordingly, approval of a determination to exceed the LAMC's transitional height limits to allow the Project's building heights would not cause impacts to public health, welfare, or safety.

- c) *The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.*

As noted above, the project's uses and improvements are compatible with the development policies and regulations set forth in the General Plan, Community Plan, and LAMC. The project will provide needed housing opportunities for students and mixed-income residents, as well as lodging opportunities for visitors to the area in general and Exposition Park in particular. The development patterns along the Figueroa Street Corridor between Exposition Park and downtown Los Angeles include a mix of mid- and higher-rise buildings, which the project would be consistent with. In addition, the project's complementary mix of uses, as well as its proximity to significant transit infrastructure, will lead to its residents, guests, and patrons being able to take advantage of multiple alternative forms of transportation, thereby reducing individual vehicle trips to and from the site, as well as along Figueroa Street. Moreover, the development of the project will result in new neighborhood serving retail and restaurant uses along Figueroa Street, along with new landscape and streetscape improvements, further promoting pedestrian traffic and accessibility along this corridor. Accordingly, the project's use, buildings, open spaces, and other improvements will be compatible with adjacent properties and the surrounding neighborhood.

- d) *The project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.*

The surrounding built environment is substantially developed and urban in character. The site abuts the I-110 Freeway to the east, Exposition Park together with the newly constructed Banc of California Stadium and the Coliseum to the west across Figueroa Street, small-scale commercial development immediately north and south along Figueroa Street, with mid-rise mixed-use development further north along Figueroa Street near USC. To the north along Flower Drive are multi-family residential dwellings, comprising the remaining portion of the Flower Drive Historic District.

The project would construct a mixed-use development comprised of three components: a Hotel Component, a Student Housing Component, and a Mixed-Income Housing Component. Each component would be contained in a separate seven-story building designed specifically to serve a distinctive function, and all three components would be served by a central eight-story parking structure with one level of subterranean parking and a rooftop amenity level. The three main buildings would reach a building height of 83 feet, and the parking structure would be up to 90 feet in height.

The unified mixed-use development is designed to cohesively redevelop the site with ground-floor commercial uses and hotel, student housing, and residential buildings to activate the street frontages and complement an active retail plaza. The project buildings would be set back along all frontages in order to create wider pedestrian spaces, resulting in pedestrian walkway widths of approximately 25 feet along both Figueroa Street and 39th Street and 10 feet along Flower Drive. The project's street frontages are lined with pedestrian-scale features, landscape and streetscape elements, and active uses such as transparent storefronts and residential lobbies along Figueroa Street and a hotel lobby and amenities along 39th Street. Collectively, this design would materially enhance the streetscape and activate the pedestrian realm, allowing for direct pedestrian access to each of the project components from the adjacent public streets.

Building heights for the project vary from approximately 83 feet along Figueroa Street to a maximum of 90 feet for the parking structure within the interior of the site and adjacent to the elevated I-110 Freeway. The site and building design have been carefully crafted to minimize height and massing impacts on neighboring uses. The tallest portions of structures are concentrated into the center and rear of the site, while building heights taper down closer to the Figueroa Street corridor and Exposition Park. In addition, several open-air courtyards have been punched in along each of the building facades for additional visual relief. Overall, the building elevations utilize a variety of architectural features, building materials, and changes in building depth and color in order to create a consistent rhythm and cohesive theme throughout the project site.

No shade/shadow impacts will occur on neighboring properties and the project will not impede privacy on adjacent uses through the use of balconies. In addition, hotel and commercial uses have been designed to orient along Figueroa Street and 39th Street, along the active commercial corridor, and any loading or noise-generating back-of-house uses are located towards the freeway. These building and site characteristics ensure that the project has been designed to activate the commercial corridor, and to complement the activity and uses across Figueroa Street at the Banc of California Stadium as well as other sports and cultural institutions housed at Exposition Park, therefore resulting in an overall project design that is compatible with the scale and character of the adjacent properties and neighborhood.

3. SITE PLAN REVIEW

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

Framework Element. The General Plan Framework 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, transportation, infrastructure, and public services. The Framework's Long-Range Diagram identifies the Project Site together with adjacent commercial areas along Figueroa Street, as

a Regional Center and as a focal point of regional commerce, identity, and activity. Regional Centers typically contain a diversity of uses, act as transportation hubs, and fall within a range of floor ratios from 1.5:1 to 6:1, characterized by building heights of six to 20 stories.

In addition, the Figueroa Corridor is envisioned as a significantly developed urban environment and seeks to establish a “[m]ixed use center that provide[s] jobs, entertainment, culture, and serve[s] the region” and meets the demand for new housing and employment opportunities, as well as lodging options, in proximity to the University of Southern California campus, downtown Los Angeles, and the regional attractions located in Exposition Park.

The Fig Project involves the construction of an integrated seven-story mixed-use development consisting of 298 hotel guest rooms, 222 student housing units, 186 mixed-income housing units (77 units reserved for Low Income households and 5 units reserved for Very Low Income households), and approximately 96,500 square-foot of commercial uses, including retail establishments, restaurants, hotel amenities, meeting spaces, and office uses. Public and private recreational amenities would be strategically located throughout the site and on the roof deck of the centralized eight-story parking structure, and an approximately 8,000 square-foot central landscaped plaza is featured along Figueroa Street. The project results in up to 620,687 square feet of floor area on an approximately 4.4-acre site.

The Project would be consistent with the uses, density, and development type envisioned by the General Plan Framework. The project site is currently developed with surface parking and eight multi-family residential buildings within the Flower Drive Historic District, with an FAR of 0.2 over the entire site, and more specifically, an FAR of approximately 0.6 for each of the residentially-developed lots. The proposed project would be an in-fill development resulting in a FAR of up to 3.25:1, with building heights between seven and eight stories, and comprised of a balanced mix of hotel, retail, restaurant, office, student housing, and residential uses. The project consists of the type of development envisioned by the Framework Element within a Regional Center; namely, “housing with commercial uses . . . in concert with supporting services, recreational uses, open spaces and amenities.” The project would intensify the use on the site and would providing a diverse mix of housing and employment to the area, consistent with the Regional Center designation of the site.

The project satisfies the following objectives and policies of the General Plan Framework:

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.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Objective 3.15: Focus mixed commercial/residential uses, neighborhood-oriented retail, employment opportunities, and civic and quasi-public uses around urban transit stations, while protecting and preserving surrounding low-density neighborhoods from the encroachment of incompatible land uses.

Policy 3.15.3: Increase the density generally within one quarter mile of transit stations, determining appropriate locations based on consideration of the surrounding land use characteristics to improve their viability as new transit routes and stations are funded in accordance with Policy.

Objective 3.16: Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.

Development of the project will also further enable the type of transit-oriented development; shopping, dining, and employment opportunities; and open space at the site as called for by the Framework Element. The project will support Objectives 3.4 and 3.15 and Policy 3.4.1 by providing a high-density mixed-use residential and commercial development within one of Southeast Los Angeles' Regional Center area, with a focus on pedestrian amenities and in close proximity to major thoroughfares. The site is near multiple transit lines, including Metro's Expo and Blue rail lines, as well as multiple bus routes, furthering Framework Element Objective 3.4 and Policy 3.4.1, by accommodating increased residential and commercial development along a major transportation and commercial corridor in a manner that encourages walking, biking, and public transit usage. The project will achieve Objective 3.10 through the addition of hotel and commercial space that will strengthen the economic base and opportunities for new businesses, by providing employment opportunities for the community. The Project's residential uses will also economically support commercial areas of the district. In addition, the Project accommodates Objective 3.16 through its pedestrian-oriented design and streetscape improvements, which include wide sidewalks, street trees, and pedestrian lighting.

Furthermore, the project's retail and restaurant uses and publicly accessible plaza and pedestrian pathways will enhance pedestrian connectivity, and are consistent with Framework Element Policy 3.10.3, which calls for Regional Centers to promote "high-activity areas in appropriate locations that are designed to introduce pedestrian activity." The project also satisfies Framework Element Design and Development Policy 3.10.5, with the provision of pedestrian-oriented open space, outdoor seating, extensive landscaping, high quality hardscape materials, and other amenities that create an active urban gathering space.

Housing Element. The project also meets the policies set forth regarding housing in the land use chapter of the Framework Element and the Housing Element.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Objective 1.1-4: Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.

The project will further a key Housing Element goal of reducing the City's existing housing shortage, as well as its jobs-housing imbalance, by developing the site with new student housing units, market-rate housing units, and income-restricted housing units together with retail, office, and hotel uses which offer employment opportunities. By locating student housing units at the site, the project is consistent with the City's Community Plan Footnote

14 and the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District, each of which serve to incentivize the development of student housing along the Figueroa corridor, thereby protecting lower-density single-family neighborhoods from encroachment from new student housing developments. Moreover, the project's 186 mixed-income units (including 82 low and very low income units) provide much needed housing opportunities along a major commercial and transportation corridor. As such, residential development coupled with the proposed commercial uses will enliven and improve the Figueroa Corridor, and by providing new housing proximate to jobs, neighborhood serving retail/restaurant uses, USC's educational opportunities, and Exposition Park's sporting and cultural facilities, the project will encourage walking and bicycle usage, thereby reducing vehicular trips and overall vehicle miles traveled.

Economic Development. The project advances numerous goals and policies contained in the Framework Element's Economic Development chapter, including the following:

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Objective 7.6: Maintain a viable retail base in the city to address changing resident and business shopping needs. The Project's balanced mix of land uses includes new student housing units, mixed-income multiple-family residential housing units, hotel guest rooms, and retail, restaurant, office, and hotel-related commercial uses.

The commercial retail and restaurant uses meet the needs of local residents by providing new shopping and dining options, while the proposed creative office uses create additional employment opportunities for area residents. In addition, the hotel provides new lodging and meeting options for visitors to the Community Plan area as well as employment opportunities, thereby contributing economic benefits to the immediate area and the City as a whole.

General Plan Land Use Designation. The subject property is located within the South Los Angeles Community Plan, updated and adopted by the City Council on November 22, 2017. The project, however, was filed as a vesting application under the Southeast Los Angeles Community Plan that was adopted by the City Council in March 2000. The 2000 Southeast Los Angeles Community Plan Map designates the property for Community Commercial land uses and allows for corresponding zones of C2, C4, RAS3, RAS4, R3, and R4. Under the 2000 Community Plan, the property is subject to Community Plan Footnote 14, which allows for an increase in FAR for mixed-use projects containing affordable and/or student housing units. Specifically, Footnote 14 imposed a maximum FAR of 1.5:1 for 100 percent commercial or mixed-use projects and prohibits 100 percent residential projects. However, mixed-use projects may achieve an increased FAR of 3:1, provided that the City approves a corresponding Zone/Height District Change to Height District 2D. Furthermore, an additional FAR of 1.5:1, for a maximum total FAR of 4.5:1, may be granted to mixed-use projects that 1) set aside 20 percent of the dwelling units developed in the increment from 3:1 to 4.5:1 FAR for households making between 30 and 120 percent of Area Median Income, or 2) are reserved for and designed primarily to house students and/or students and their families. Footnote 14 further required that the commercial uses in such mixed-use projects comprise no less than 0.5:1 and no more than 0.9:1 FAR.

The project includes a request for Zone Change to create a uniform commercial zoning of (T)(Q)C2-2D in accordance with the requirements of Community Plan Footnote 14 regarding FAR incentives for projects including affordable and/or student housing uses. This request

would result in land use and zoning consistency, and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the Southeast Los Angeles Community Plan.

General Plan Text. The Southeast Los Angeles Community Plan, a part of the Land Use Element of the City's General Plan, states the following objectives and policies that are relevant to the project:

Residential

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

Policy 1-2.1: Locate higher residential densities near commercial centers, light mass transit stations, and major bus routes where public service facilities, utilities, and topography will accommodate this development.

Policy 1.2.2: Locate senior citizen housing and mixed income housing, when feasible, near commercial centers and transit and public service facilities.

Objective 1-5: To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-5.1: Promote greater individual choice in type, quality, price, and location of housing.

The project substantially conforms with the purpose, intent and provisions of the Community Plan. The proposed project will meet the above objectives and policies by providing a significant number of new residential dwelling units along the busy Figueroa corridor, in close proximity to existing transit infrastructure, and provides local access to services and amenities, as well as regional access via the adjacent 110 Freeway and nearby 10 Freeway. In addition, the project includes a significant amount of neighborhood-serving retail and restaurant uses, which can be utilized by project residents and guests, thereby providing even greater access to dining and shopping options, and correspondingly reducing vehicle trips. Moreover, the project includes an office component, facilitating potential employment opportunities for residents of the project, as well as residents of the larger Community Plan area.

Moreover, the requested zone and height district change is consistent with the intent and purposes of Footnote 14 of the Community Plan, which was adopted by the City to facilitate increases in FAR for mixed-use projects along this portion of Figueroa that contain student housing or affordable units, and to direct such increased development patterns away from stable, low density residential neighborhoods in the Community Plan area. Footnote 14 specifically provides that a mixed-use project seeking to increase its FAR above 1.5:1 may seek a zone and height district change to Height District 2D, and may achieve a maximum FAR of up to 4.5:1 through the inclusion of student housing units or affordable housing units.

The Fig Project includes both a student housing component (consisting of 222 units) and a mixed-income residential development (consisting of 186 units) with 77 of those dwelling units restricted to households making no more than 80 percent of area median income and 5 of those units restricted to households making no more than 50 percent of the area median income. These 82 restricted income units, representing 20 percent of the project's

total number of proposed dwelling units, exceed the affordable set-aside requirements of Footnote 14, which only requires that 20 percent of the units developed within the increment from 3:1 to 4.5:1 FAR be restricted as affordable. By including both student housing and affordable housing units, the project provides much needed student housing in close proximity to USC's campus (thereby reducing vehicular trips undertaken by these students), as well as much needed affordable housing along a major commercial corridor in close proximity to transit, shopping, and services. The average FAR of up to 3.25:1 across the site, including a commercial FAR of 0.5:1, is less than the maximum FAR contemplated by Footnote 14, and is fully consistent with the Community Plan's housing objectives and policies.

Commercial

Objective 2-1: To conserve and strengthen viable commercial development.

Policy 2-1.3: Commercial areas should be consolidated and deepened to stimulate existing businesses, create opportunities for new development and off-street parking, expand the variety of goods and services, and improve shopping convenience as well as offer local employment.

Policy 2-1.5: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-3: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Policy 2-3.1: Encourage the development of offices in Community and Neighborhood Centers.

The project will not displace any existing commercial development and will instead replace a surface parking lot with a significant amount of new retail, restaurant, office, and hotel-related commercial floor area along one of the City's significant transportation corridors. The project's restaurant uses provide new and expanded dining options for residents of and visitors to the Community Plan area, while the retail area diversifies shopping options available to the immediate neighborhood. The proposed creative office space will provide an opportunity for further economic development along the Figueroa Corridor, and the hotel's commercial dining, public meeting, and banquet spaces provides desirable amenities to hotel guests and members of the public visiting the project. Additionally, the project has been conditioned to improve the surrounding public right-of-ways, which will serve to enhance the roadways, sidewalks, and street lighting along the site and provide for better connectivity within the neighborhood.

Each of these uses provide economic benefits as well as significant new employment opportunities at the site and within the Community Plan area, thereby strengthening the local economy and contributing to the revitalization of the surrounding neighborhood.

Urban Design

The project is in substantial conformance the Community Plan's Urban Design guidelines as follows:

Site Planning

- The shared parking garage is located at rear of site, away from the Figueroa Street frontage.
- Maximizes pedestrian-oriented retail and commercial service uses along the Figueroa frontage.
- Provides direct pedestrian access to commercial and residential components from Figueroa Street.
- Provides useable open space throughout the building, including outdoor spaces.
- Provides landscaping between driveways and walkways accessing the rear of the Site
- Screens all mechanical and electrical equipment from public views along streets.
- Locates trash areas within internal areas and not visible from public view.

Height and Building Design

- Orients frontage along Figueroa Street to present a lower, more pedestrian scale.
- Parking garage height also serves to buffer residential uses and the pedestrian environment from the freeway to the rear of the site.
- Common design features such as flat roofs, stepped terraces and materials including plaster, expansive glass areas, metal railings and aluminum awnings and storefronts help tie together the overall development.
- Consistent use of landscaping and street-level retail and dining entries along Figueroa Street and 39th Street enhance the streetscape experience.

Parking Structures/Landscaping

- The parking structure features an exterior mesh skin in an accordion-like pattern, to create visual interest along the freeway-facing side of the building and complement the exterior façade of the hotel component and other Project buildings.
- The Project's driveways serve to delineate between the project components, with extensive landscaping to provide outdoor dining/seating opportunities.
- Trees as well as attractive paving patterns and materials serve to soften the vehicular focus of these areas.

As demonstrated, the proposed mixed-use development is consistent with the General Plan Framework, Community Plan, and land use designations. The project would redevelop the site currently comprised of eight multi-family residential buildings and surface parking areas and replace it with a mid-rise development consisting of an activated mix of residential, hotel, office, restaurant, and retail uses. The project would provide much needed residential housing and new hotel and commercial uses to serve the community. The proposal would also improve the economic vitality of the area by integrating a mix of uses in-line with Plan policies for redevelopment and growth in the Regional Center. The project design will further activate the adjacent street level areas, create an inviting pedestrian environment, and will create a unified aesthetic and signage program. In addition, public right-of-way improvements have been imposed as conditions of approval for the project, consistent with City street standards. Therefore, as conditioned, the proposed project is consistent with the General Plan and the proposed land use designation and will serve to implement the goals and objective of the adopted Community Plan.

- b) *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 adjacent properties and neighboring properties.*

The project would construct a mixed-use development comprised of three components: a Hotel Component, a Student Housing Component, and a Mixed-Income Housing Component. Each component would be contained in a separate seven-story building designed specifically to serve a distinctive function, and all three components would be served by a central eight-story parking structure with one level of subterranean parking and a rooftop amenity level. The three main buildings would reach a building height of 83 feet, and the parking structure would be up to 90 feet in height. The Project includes up to 620,687 square feet of floor area, and a floor area ratio (FAR) of up to 3.25:1, including a commercial FAR of 0.50:1.

The unified mixed-use development is designed to cohesively redevelop with site with ground-floor commercial uses and hotel, student housing, and residential buildings to activate the street frontages and complement an active retail plaza. The project buildings would be set back along all frontages in order to create wider pedestrian spaces, resulting in pedestrian walkway widths of approximately 25 feet along both Figueroa Street and 39th Street and 10 feet along Flower Drive. The project's street frontages are lined with pedestrian-scale features, landscape and streetscape elements, and active uses such as transparent storefronts and residential lobbies along Figueroa Street and a hotel lobby and amenities along 39th Street. Collectively, this design would materially enhance the streetscape and activate the pedestrian realm, allowing for direct pedestrian access to each of the project components from the adjacent public streets.

Commercial uses and entrances would be provided along Figueroa Street, and accessible from the pedestrian walkways along the perimeter of the buildings and from the central plaza. The central outdoor plaza would connect the hotel, retail areas, and student housing building, allowing for a transition from the commercial components of the hotel and retail uses near 39th Street and Figueroa Street to the mixed-income housing building further south. The mixed-income housing building at the southern end of the project site would include ground floor retail and office uses, with separate pedestrian level entrances and lobbies. The hotel and ground-floor commercial uses across the development are intended to complement the activity and uses across Figueroa Street at the Banc of California Stadium as well as other sports and cultural institutions housed at Exposition Park.

By minimizing driveways overall, and concentrating vehicular traffic on the side streets, the project promotes pedestrian activity to occur along Figueroa Street. The vehicular access and port cochere of the hotel is located along 39th Street, which will offer valet services to guests and access to the basement level of the shared parking garage. Vehicular access is also located between the student and mixed-income housing buildings, allowing for a visible separation between the two structures, but still functioning as a unified development. This access is designed as a full-access driveway off of Figueroa Street, and would include a designated area for rideshare and drop-off leading into the parking structure, as well as a thoroughway to Flower Drive. Additional vehicle entrances and loading areas are also located off of Flower Drive.

- A. Building Design. The hotel and residential buildings' proposed design would be consistent with the design policies set forth in the Citywide Design Guidelines and Walkability Checklist. The building elevations utilize a variety of architectural features, building materials and changes in depth and color to break up massing and create a consistent architectural theme for the development. The parking structure is located at the rear of the project site along Flower Drive where it serves as a barrier between the project and the I-110 freeway. Thus, visibility of the parking levels will be minimal from the public rights-of-way, and the structure has been designed with architectural screening. Fenestration and balconies front on Figueroa Street to promote a safe

residential environment. Commercial uses incorporate storefront designs on the ground floor of Figueroa and 39th Streets and a plaza that enhances a pedestrian-oriented retail environment.

- B. Height/Bulk. The tallest of the proposed buildings reaches approximately 90 feet in height (parking structure), with a height of 83 feet for the hotel and residential buildings. The commercial uses are approximately 13.5 feet in height and one story. The proposed height of the buildings is compatible with the development in the immediate area. To the north along Figueroa Street, commercial, residential and mixed-use structures range in height from one story to six stories at Exposition Boulevard. Across the street, structures in Exposition Park reach over 100 feet and include the recently constructed Banc of California Stadium. To the rear of the project site, is the I-110 Freeway that is much taller than the proposed project and that of the adjacent multi-family structures along Flower Drive. As a whole, the project is comparable of recently developed mixed-use projects in the immediate vicinity.
- C. Setbacks. The project will comply with the requirements of the Municipal Code and will further the goals and streetscape guidelines of the Citywide Design Guidelines, by providing additional building setbacks to provide for wide pedestrian walkways along all street frontages. Ground floor treatments also include active retail uses, plazas, prominent entryways, and pedestrian-scaled architecture. Adequate separation distances will be maintained between all buildings within and adjacent to the site.
- D. Off-Street Parking. Residential and commercial parking for the project will be accommodated on-site in accordance with the requirements of the Municipal Code and will be consolidated within a standalone parking structure located off Flower Drive at the rear of the project site, where it abuts the I-110 Freeway. The parking facilities will be screened with architectural elements and are located at the rear of the project site, where it would be visible from the freeway but not from the project's primary frontages along Figueroa or 39th Street. The parking structure design and location orients vehicular traffic away from these primary frontages so as to maintain active pedestrian environments along the ground-level building frontages. In addition, the parking garage would include infrastructure for electric vehicle charging stations to facilitate the use of electric vehicles. Bicycle parking is also provided in accordance with the Municipal Code, and includes visible short-term bicycle along building frontages, as well as secure and accessible long-term bicycle parking facilities for residents within the ground floor parking level of the parking structure.
- E. Loading. Any loading or noise-generating back-of-house uses are located away from the primary frontages of 39th Street and Figueroa Street and instead provided via Flower Drive. Mechanical equipment and utilities are also appropriately screened within the building without detracting from the usability and active street presence of the development. Access to parking, services and fire safety lanes have been consolidated to minimize impacts on existing streetscapes and to minimize impacts to existing street parking.
- F. Lighting. Project lighting would incorporate low-level exterior lights on the building and along pathways for security and wayfinding purposes. In addition, low-level lighting to accent signage, architectural features, and landscaping elements would be incorporated throughout the site to provide for efficient, effective, and aesthetically lighting solutions that minimize light trespass from the site. Outdoor lighting sources will be shielded away from adjacent uses to minimize impacts.

G. Landscaping. Open space and landscaping for the project is concentrated on the rooftop of the parking structure, in centralized courtyards for the hotel and residential buildings, as well as the plaza accessible off of Figueroa Street. Landscaping would also be installed around the perimeter of the proposed buildings and along internal drive aisles. The perimeter streetscape character would accommodate pedestrians through the use of generous walkways, shade canopy trees, street furniture, and continuity into outdoor dining spaces. Internal vehicular access ways would be amenitized with unique paving materials and diverse landscape materials. Landscaping would also be provided within the outdoor dining areas and in the lobby courtyards.

H. Trash Collection. The project is conditioned to enclose all tenant trash containers from view and has incorporated trash collection features into building designs. Trash receptacles will also be provided throughout the open areas of the project. The project will include a recycling area or room for the collection of glass, cans, paper and plastic recyclable materials. Trash and recycling facilities will be kept secure from unauthorized entry.

c) *The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.*

The project would provide a total of approximately 44,930 square feet of outdoor open space and recreational amenities, as well as indoor fitness centers and lounges, for use by the residents of the student housing and mixed-income housing buildings. Active recreational amenities would be located on the rooftop terrace above the parking structure. These amenities include a pool, spa, fitness centers, and basketball court. Other open space and passive recreational areas would include courtyards, indoor lounges, and outdoor terraces. These extensive on-site project amenities both improve the habitability of the units and reduce potential impacts on neighboring properties and community recreational facilities.

The project is located in an urbanized setting, in an area identified by the General Plan Framework as a regional center, which attracts a substantial working and visiting population. The project would also provide service amenities such as destination retail and dining offerings available to residents, local customers, visitors, and transit users. Therefore, the project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The condition requiring EV-ready parking spaces (installed with chargers) on-site will support the adoption of low and zero emission transportation fuel sources by the project's occupants and visitors. This condition provides for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and City in response to General Plan Health and Wellness Element Policies 5.1 (reduce air pollution), 5.7 (reduce greenhouse gas emissions); Air Quality Element policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); Mobility Element Policy 4.1 (expand access to transportation choices) and 5.4 (encourage adoption of low emission fuel sources, new mobility technology and supporting infrastructure). The EV condition is also good zoning practice because it provides a convenient service amenity to the occupants or visitors who use electric vehicles. As such, the Project provides recreational and service amenities to improve habitability for the residents and to minimize impacts on neighboring properties.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

FINDINGS OF FACT (CEQA)

This Environmental Impact Report (EIR), consisting of the Draft EIR, Final EIR, and Errata is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and impacts of The Fig Project (Project), located at 3900 South Figueroa Street (Site or Project Site). The Project is a mixed-use development comprised of three components (a Hotel Component, a Student Housing Component, and a Mixed-Income Housing Component) containing a total of 298 hotel rooms, 222 student housing units, and 186 mixed-income dwelling units, as well as retail, restaurant, and office uses, with a maximum floor area of 620,687 square feet, a total floor area ratio (FAR) of 3.25:1, and a commercial FAR of 0.50:1.

The City of Los Angeles (the "City"), as Lead Agency, has evaluated the environmental impacts of implementation of The Fig Project by preparing an environmental impact report (EIR) (Case Number ENV-2016-1892-EIR/State Clearinghouse No. 2016071049). The EIR was prepared in compliance with the California Environmental Quality Act of 1970, Public Resources Code Section 21000 et seq. (CEQA) and the California Code of Regulations Title 14, Division 6, Chapter 3 (the "CEQA Guidelines").

The Draft EIR was circulated for a 45-day public comment period beginning on October 12, 2017 and ending on November 27, 2017. The Final EIR was then distributed on October 11, 2018 and Errata of minor corrections and clarifications to the Final EIR were issued on November 28, 2018 and January 31, 2018. The Advisory Agency certified the Final EIR and Errata on December 7, 2018 ("Certified EIR") in conjunction with the approval of the Project (VTT-74193-CN). In connection with the certification of the EIR, the Advisory Agency adopted CEQA findings, including a statement of overriding considerations acknowledging that the Project will have significant effects on the environment (aesthetics related to historic resources, historic resources, noise, and transportation/traffic), and a mitigation monitoring program. The Advisory Agency adopted all mitigation measures in the EIR as conditions of approval. The Advisory Agency's decision to certify the EIR, approve the project, and approve the vesting tentative tract map was subsequently appealed. At its February 14, 2019 meeting, the City Planning Commission considered the appeals. The City Planning Commission denied the appeals and sustained the actions of the Advisory Agency in certifying the EIR, adopting the environmental findings prepared for the Project, adopting the mitigation monitoring program, and approving the vesting tentative tract map.

At the same February 14, 2019 meeting, the City Planning Commission approved the project and other entitlement requests, including a vesting zone change and height district change, a conditional use for a hotel, a master conditional use permit for alcohol sales, a height determination, and a site plan review. The City Planning Commission found that the Project was assessed in the previously certified EIR and no subsequent EIR or addendum was required for approval of the Project.

NO SUPPLEMENTAL OR SUBSEQUENT REVIEW IS REQUIRED

CEQA and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387) allow the City to rely on the previously certified EIR unless a Subsequent or Supplemental EIR is required. Specifically, CEQA Guidelines Sections 15162 and 15163 require preparation of a Subsequent or Supplemental EIR when an EIR has been previously certified or a negative declaration has previously been adopted and one or more of the following circumstances exist:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of the above changes or factors has arisen since the Project approval. There are no substantial changes to the Project, and the Project is substantially the same as the approved Project. No substantial changes have been identified to the surrounding circumstances, and no new information of substantial importance has been identified since the Project. There is no evidence of new or more severe significant impacts, and no new mitigation measures are required for the project.

Accordingly, there is no basis for changing any of the impact conclusions referenced in the certified EIR's CEQA Findings. Similarly, there is no basis for changing any of the mitigation measures referenced in the certified EIR's CEQA Findings, all of which have been implemented as part of the Project's conditions of approval. There is no basis for finding that mitigation measures or alternatives previously rejected as infeasible are instead feasible. There is also no reason to change the determination that the overriding considerations referenced in the certified EIR's CEQA Findings, and each of them considered independently, continue to override the significant and unavoidable impacts of the Project.

Therefore, as the Project was assessed in the previously certified EIR, and pursuant to CEQA Guidelines Section 15162, no supplement or subsequent EIR or subsequent mitigated negative declaration is required for the Project, as the whole of the administrative record demonstrates that no major revisions to the EIR are necessary due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified significant effect resulting from changes to the project, changes to circumstances, or the existence of new information. In addition, no addendum is required, as no changes or additions to the EIR are necessary pursuant to CEQA Guidelines Section 15164.

RECORD OF PROCEEDINGS

The record of proceedings for the decision includes the Record of Proceedings for the original CEQA Findings, including all items included in the case files, as well as all written and oral information submitted at the hearings on this matter. The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90021. This information is provided in compliance with CEQA Section 21081.6(a)(2).

In addition, copies of the Draft EIR, Final EIR, and Errata are available on the Department of City Planning's website at <http://planning.lacity.org> (to locate the documents click on the "Environmental Review" tab on the left-hand side, then "Final EIR," and click on the Project title, where the Draft and Final EIR are made available). The Draft and Final EIR are also available at the following four Library Branches:

- Los Angeles Central Library - 630 W. Fifth Street, Los Angeles, CA 90071;
- Junipero Serra Branch Library - 4607 S. Main Street, Los Angeles, CA 90037;
- Exposition Park Regional Branch Library - 3900 S. Western Avenue, Los Angeles, CA 90062