

AMENDMENTS AND INSTRUCTIONS

APPROVED BY PLANNING AND LAND USE MANAGEMENT COMMITTEE ON JUNE 19, 2018

RELATIVE TO COUNCIL FILE NUMBERS 18-0174 AND 18-0174-S1

CASE NOS. CPC-2013-4050-GPA-VZC-HD-SN-CU-MCUP-SPR; CPC-2013-4051-DA

ENVIRONMENTAL NOS. ENV-2012-3003-EIR; SCH NO. 2013021046

On June 19, 2018 the Planning and Land Use Management (PLUM) Committee considered the following:

1. Environmental Impact Report and related California Environmental Quality Act findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC); Resolution for a General Plan Amendment to the Central City Community to change the property's land use designation from Light Manufacturing to Regional Commercial and to apply the existing Central City Community Plan Footnote No. Four to the project site to allow Height District No. 2D; a draft Ordinance effecting a Vesting Zone Change from M2-2D Zone to [T][Q]C2-2D to permit the construction of the project, including provisions for the application of the Land Use Equivalency Program; and an appeal filed by Mark Levy on behalf of The City Market of Los Angeles, Inc. (Representative: Jim Ries, Craig Lawson and Co., LLC) from the determination of the LACPC, for disapproving a Supplemental Use District to establish a Sign District for the site, for the demolition of approximately 91,729 square feet of the existing structures on-site and the construction of a mixed-use project consisting of 1,719,658 square feet of total developed floor area, including the construction of 945 residential dwelling units, 210 hotel rooms, 294,641 square feet of commercial office uses, 224,862 square feet of retail uses (including restaurants, bars, event space, wholesale uses, and a cinema with 744 seats), and 312,112 square feet corporate/educational campus, including a total of 3,671 parking spaces, with the project anticipated to be built over a 20-year period, for the properties located at 900-1080 South San Julian Street; 901-1075 South San Pedro Street; 1100-1118 South San Julian Street; 1122-1132 South San Julian Street; 1150 South San Julian Street; 1154 South San Julian Street; 1101-1145 South San Pedro Street; 612-624 East 11th Street; 1021-1023 South San Julian Street; 1027 South San Julian Street; 929 South San Julian Street; 933 South San Julian Street; and 941-945 South San Julian Street, subject to modified Conditions of Approval; and,
2. Report from the LACPC relative to authorizing the execution of a Development Agreement (DA) by and between the City of Los Angeles and The City Market of Los Angeles, Inc., including the provision of community benefits consisting of a combined value of \$8,598,290, for the project located at 900-1080 South San Julian Street; 901-1075 South San Pedro Street; 1100-1118 South San Julian Street; 1122-1132 South San Julian Street; 1150 South San Julian Street; 1154 South San Julian Street; 1101-1145 South San Pedro Street; 612-624 East 11th Street; 1021-1023 South San Julian Street; 1027 South San Julian Street; 929 South San Julian Street; 933 South San Julian Street and 941-945 South San Julian Street.

During the discussion, the PLUM Committee granted the appeal with the following amendments and instructions:

A. In regards to the Urban Design Guidelines:

- i. Permit commercial loading and garbage pickup from the public street for Block One.

- ii. Reduce the minimum building height in height Zone D to 150 feet.
- iii. Clarify greywater system requirements to be satisfied to the extent feasible as determined by the Department of Water and Power.
- iv. Clarify passive energy requirements such that a 20-year renewable energy certificate would serve to satisfy the goal in the event that on-site systems are inadequate or infeasible.

B. In regards to the Sign District:

- i. Reinstate the Sign District as was recommended by the Department of City Planning in its Staff Report dated November 9, 2017 and attached to Council file 18-0174.
- ii. Require a net billboard reduction at a ratio of 2:1 with an in-lieu fee of \$30 per square foot; and, instruct the City Attorney to advise as to the location of such requirements language in the approvals.
- iii. In satisfying the reduction goals, credits for physical takedowns are to be limited to existing billboards or supergraphic signs located within the Central City, Central City North, Boyle Heights, and Northeast Los Angeles community plan areas.
- iv. Instruct the City Attorney to prepare the draft ordinance as to form and legality.

C. In regards to the Development Agreement:

- i. Establish that 10 percent of units be reserved for workforce level affordable housing in the first half of the 945 residential units built, and then 10 percent of units be reserved for moderate level housing in the second half of the residential units built.
- ii. \$7.5 million to be paid to the Council District 14 Public Benefits Trust Fund to be utilized for future street beautification, transportation improvements, or affordable housing purposes within Council District 14, of which \$300,000 is to be paid within 90 days of entitlements approval.
- iii. \$1 million to be paid to the Department of Recreation and Parks toward the implementation of the Pershing Square park improvements, including any related soft costs, pre-development costs, or construction costs.
- iv. 40 percent of the off-site sign revenues to be paid annually, and as verified through gross receipts, shall be paid to the Council District 14 Public Benefits Trust Fund to be utilized for future street beautification, transportation improvements, or affordable housing purposes within the Council District 14.
- v. Instruct the City Attorney to prepare the final Development Agreement as to form and legality.