

FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The subject property is located within the Central City North Community Plan area (effective December 15, 2000), which designates the property as Heavy Manufacturing with the corresponding zone of M3. The site's current zone is M3-1-RIO. The recommended General Plan Amendment will change the land use designation to Regional Commercial with the corresponding zones of CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, and R5. The subject property is located within the evolving and expanding Arts District neighborhood near Downtown Los Angeles that has undergone a transition of land uses over the past 30 years. In an area historically characterized by warehouse and industrial uses, the Arts District is now comprised of a diversity of land uses that includes creative office, incubator spaces, artist production spaces, retail and restaurant uses, live/work dwelling units in both new buildings and older adaptive reuse buildings, and new industrial spaces that reflect land uses which have evolved due to technological advances and development of new industry sectors. The proposed project would include uses which are consistent with the existing neighborhood such as a mix of creative office, artist production space, retail and restaurants, and new live/work residential units that can also accommodate home based small businesses.

Approval of a General Plan Amendment is necessary to modify the project site's land use designation to Regional Commercial to accommodate these changes while retaining critical job-producing uses in new ways, while also acknowledging the need for housing. The proposed General Plan Amendment will support employment where jobs and housing can coexist, while retaining a jobs focus. The project has been designed to continue the production of jobs at this site through live/work units with larger than average sizes, a dedicated work area in each unit, higher floor to ceiling heights, as well as the incorporation of 9,500 square feet of commercial space and 5,885 square feet of arts and production space. The project site is adjacent to the Artist-In-Residence District identified in the Central City North Community Plan. The Community Plan states that "Artists-In-Residence occupy a large area of Central City North between the Santa Ana Freeway and the Santa Monica Freeway and Between Alameda Street and the Los Angeles River". The Arts District has undergone substantial change over the last few years and there has been a significant amount of residential and commercial development in an area that was predominately characterized by warehouse and industrial uses. Furthermore, the project supports the General Plan by contributing to the available housing stock within the City and towards the housing crisis in the city, as well as the Mayor's initiative to build 100,000 homes by 2020. The proposed General Plan Amendment will locate housing near jobs-rich Downtown while also allowing for jobs-producing uses.

2. City Charter Finding 555.

The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity.

The project site is located in the Arts District, a neighborhood originally planned and zoned for industrial uses that is rapidly transforming to include new residential, commercial, and mixed-use developments and converted industrial space. The project proposes a General Plan Amendment from Heavy Manufacturing to Regional Commercial land use. The project

will replace a vacant parking lot with a mixed-use development containing 122 live/work residential units, resident production space, approximately 3,555 square feet of restaurant space, and creative office/commercial space. While the proposed project would change the current Heavy Manufacturing land use designation, the project is still oriented around the production of jobs, which will contribute to the significant economic identity of the area.

The surrounding neighborhood has a significant economic identity from the industrial uses that have historically populated the area. As that economy has evolved, heavy manufacturing uses are transitioning to more digital and creative uses. This project is in keeping with this economic identity and evolution as it replaces a surface parking lot with a project that will activate the area through the introduction of 122 live/work residential units, on-site resident production space, restaurant space, and creative office/commercial space. The live/work residential units are designed to be larger than average with taller floor to ceiling heights and a designated work area in each unit. The on-site resident production space will also provide an on-site workshop or gallery amenity for use by residents and employees of the live/work units for art production and/or display, materials and goods fabrication, and other similar production activities.

To ensure compatibility with neighboring existing structures and to strengthen the distinct physical identity of the Arts District, the project features design that is respectful of the industrial character of the neighborhood. Proposed architectural materials include masonry on all façades, pleated plaster accent walls, and large industrial-style gridded windows. Both the ground floor and top floor of the building are situated on separate planes from the remaining floors and are further differentiated with dark painted metal frames, metal canopies, and floor-to-ceiling windows. The project features an art wall and a green wall on the Decatur Street façade. As designed, the proposed project would significantly improve the built environment and strengthen the significant physical identity of the Arts District.

The proposed project also has significant physical identity as a mixed-use project near regional transit in the Los Angeles area. The project area is currently served by two Metro Rapid Bus Lines, including lines 720 and 760, and four Metro Local Bus Lines, including lines 18, 53, 60 and 62. These lines provide connections to the downtown subway stations, which include Pershing Square and 7th Street/Metro Center. Additionally, the Greyhound Bus Terminal is adjacent to the site and provides inter-city bus service to various locations outside of the Los Angeles area. The project site is also served by the Metro Gold Line rail system located at the Little Tokyo/Arts District station near 1st Street and Alameda Street. The Metro Gold Line offers service to East Los Angeles to the east and Pasadena to the northeast. The Metro Gold Line connects to Union Station, providing access to Metrolink, the Metro Silver Bus Line, and Metro Rail Red and Purple Lines.

In addition, the proposed project provides the opportunity for significant pedestrian connections with proximity to jobs, including within walking distance to the Ford Factory at 7th and Santa Fe to which Warner Music will be relocating. The proposed project will contribute to the history of economic activity in this area by designing a project that will foster job production, while also introducing new live/work residential units in a manner that preserves the surrounding industrial and artistic character. The live/work residential units will support city-wide goals of increasing the housing stock while doing so in a way that is compatible with the surrounding context. The project will facilitate a wide range of jobs from the live/work residential units to the creative office/commercial space. The applicant is also working with HCID to provide a housing preference for artists, further contributing to the unique identity of the area. As such, the proposed General Plan Amendment will contribute to and strengthen the social, physical, and economic identity of the surrounding area.

3. City Charter Finding 556.

When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission’s findings and recommendations, the Council shall make its own findings.

The project site is located within the Central City North Community Plan, which is one of 35 Community Plans comprising the Land Use Element of the General Plan. The Community Plan designates the project site with the Heavy Manufacturing land use designation, which lists the following corresponding zone: M3. The site is presently zoned M3-1-RIO and is thus consistent with the land use designation.

As proposed, the amendment would re-designate the project site from Heavy Manufacturing to Regional Commercial, which lists the following corresponding zones: CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, and R5. The requested vesting zone and height district change to [T][Q]C2-2D-RIO for the project site would be consistent with the adoption of the recommended plan amendment. The development of the project represents an opportunity to achieve the overarching goals of the Central City North Community Plan, which include improving the function, design, and economic vitality of the commercial corridors, and uses a development opportunity site for needed job-producing uses and housing that will improve the economic and physical condition of the surrounding area. The project will also contribute to the goals of the Housing Element by expanding the rental housing stock, providing affordable housing, and contributing to a range of housing types by providing unique live/work residential units. The project also meets Mobility Element goals by removing an underutilized site and introducing a project with active ground floor uses, improved sidewalks, street trees, and on-site bicycle parking.

Further, the proposed project meets Objective 7.2 of the Framework Element (“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”), by providing office, restaurant and live/work residential uses. Further, Chapter 3, Land Use, of the Framework Element states: “As indicated in the Economic Development Chapter of the Framework Element, some existing industrially zoned lands may be inappropriate for new industries and should be converted for other land uses.” The proposed General Plan Amendment will enable such a conversion. As such, the proposed amendment would be in substantial conformance with the purpose, intent, and provisions of the General Plan to strengthen the commercial and economic base of the Community Plan area.

4. City Charter Finding 558. The proposed Amendment to the Central City North Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The proposed Amendment to the Central City North Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The proposed amendment to the Central City North Community Plan would re-designate the project site from Heavy Manufacturing to Regional Commercial. The amendment, in conjunction with the requested zone change and height district change to [T][Q]C2-2D-RIO, would allow for the development of a mixed-use project with 122 live/work units, on-site resident production space, restaurant space, and creative office/commercial space. The

project will have a total floor area ratio of 4.7:1 and the building will have an overall height of 85 feet.

Public necessity, convenience and general welfare will be better served by adopting the proposed General Plan Amendment and corresponding Zone and Height District Changes, as they would allow a vacant site to be redeveloped with a mixed-use project that will provide new live/work residential housing, including affordable units, near jobs-rich Downtown as well as new commercial floor area designed to accommodate restaurants and an array of creative office uses in a neighborhood that is transforming with the development of new residential and commercial uses. The proposed project site is in a Transit Priority Area and is served by two Metro Rapid Bus Lines (720 and 760) and five Metro Local Bus Lines (18, 53, 60 and 62) serve the project area. These lines provide connections to Metro subway stations, including Pershing Square and 7th Street/Metro Center with connections to the Red, Purple, Blue, and Expo Lines. The Little Tokyo/Arts District Metro Gold Line station is located approximately one mile to the north. A Metro Bike Share station is also located approximately 1,000 feet away on Industrial Street. The project will provide improved sidewalks with street trees. The proposed project will be lined by restaurants and retail, and parking will be screened by active uses, activating a currently vacant site.

The General Plan Amendment in conjunction with the requested Zone and Height District Changes will introduce a unique housing typology with new live/work units, including affordable units, each designed to accommodate productive and entrepreneurial uses. The project is in conformity with public necessity, convenience, general welfare and good zoning practice because it includes necessary housing, including affordable housing, substantial infrastructure improvements, improved streetscapes, and public open space. The project will provide both housing and job opportunities in proximity to transit at an underutilized industrial site. The economic identity of this area continues to evolve from purely manufacturing uses to new hybrid uses that can accommodate digital and creative uses. The proposed project provides much needed housing while also facilitating jobs in a changing economy. The proposed project will be a better use of the site and will improve the general welfare of the community and the City.

5. General Plan Text.

Framework Element

The General Plan Framework, adopted in December 1996 and re-adopted in August 2001, establishes the City's long-range comprehensive growth strategy and provides guidance on Citywide land use and planning policies, objectives, and goals. The Framework defines Citywide policies for land use, housing, urban form and urban design, open space and conservation, transportation, infrastructure and public spaces. The proposed project is consistent with the goals, objectives and policies of the General Plan Framework.

The General Plan Framework identifies Regional Centers as focal points of regional commerce, identity, and activity. Generally, Regional Centers range from a floor area ratio of 1.5:1 to 6:1 and are characterized by high-density buildings ranging from six- to twenty-stories, or higher. Regional Centers typically provide a significant number of jobs and many non-work destinations and function as transit hubs. The project supports and will be generally consistent with the General Plan Framework Land Use Chapter as it will allow for the mixing of uses in the community and will increase opportunities for employees to live near jobs and residents to live near shopping, entertainment and other amenities in a high quality transit area.

The project will comply with the following goals, objectives and policies set forth in the General Plan Framework Land Use Chapter:

Goal 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region

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.

Policy 3.10.3: Promote the development of high-activity areas in appropriate locations that are designed to induce pedestrian activity in accordance with the Pedestrian-Oriented District Policies 3.16.1 through 3.16.3, and provide adequate transitions with adjacent residential uses at the edges of the centers.

Policy 3.10.4: Provide for the development of public streetscape improvements, where appropriate

Policy 3.10.5: Support the development of small parks incorporating pedestrian-oriented plazas, benches, other streetscape amenities and, where appropriate, landscaped play areas.

Policy 3.10.6: Require that Regional Centers be lighted to standards appropriate for nighttime access and use.

The proposed General Plan Amendment to Regional Commercial would be consistent and compatible with the recent pattern of development and expansion of residential live/work uses in the area. New residential live/work uses in the immediate area include the six-story Toy Factory Lofts at 1855 E. Industrial Street which contain 119 residential units and ground floor retail space, the seven-story Biscuit Company Lofts at 1850 E. Industrial Street which contain 104 residential units and a restaurant at the ground floor, the 2121 Lofts at 2135 7th Street which contain 78 residential units and a restaurant, and the AMP Lofts project at 2057 E. 7th Street which is undergoing construction. Additional commercial development has also occurred nearby, including a number of restaurants, the ROW DTLA at 777 S. Alameda Street, and the Urban Radish market at 661 Imperial Street. The site is in a Transit Priority Area and is well served by Metro buses.

The proposed project is not in a designated Pedestrian-Oriented District; however the project meets the design policies aimed at improving pedestrian activity. The building is located at or near the property lines and creates a strong, articulated street wall with active ground floor uses. Parking is located in a subterranean level and behind the commercial uses on the first floor. The project will also improve the adjacent streetscape by providing dedications and improvements along East 7th Street and Decatur Street. The project also proposes six street trees to be located on the sidewalk and 25 additional trees to be located on site. The project will bring active uses and lighting to the area, increasing the safety of the neighborhood, particularly in the evening.

The project's proposed Regional Commercial land use designation supports the mix of uses located in the vicinity of the site while activating the site by replacing a surface parking lot with live/work residential units, arts and production space, creative office/commercial space, a restaurant, and outdoor dining area. The proposed project meets the policies for the Regional Commercial land use and will activate an underutilized site.

Further, the proposed project meets Objective 7.2 of the Framework Element (“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”), by providing office/commercial space, restaurant, and live/work residential uses. Further, Chapter 3, Land Use, of the Framework Element states: “As indicated in the Economic Development Chapter of the Framework Element, some existing industrially zoned lands may be inappropriate for new industries and should be converted for other land uses.” The proposed General Plan Amendment will enable such a conversion.

Central City North Community Plan

The Central City North Community Plan was adopted on December 15, 2000. The Community Plan designates the uses of land and is intended to guide development in order to create a healthful, pleasant environment. The mixed-use project is consistent with several objectives and policies of the Central City North Community Plan. The plan text includes the following relevant residential and commercial land use objectives and policies:

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Central City North Plan area to the year 2010.

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: Encourage multiple residential development in commercial zones.

Objective 1-4: To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background

Policy 1-4.1: Promote greater individual choice in type, quality, price, and location of housing.

Policy 1-4.2: Ensure that new housing opportunities minimize displacement of the existing residents.

The proposed project would provide 122 live/work residential units with 11 percent of the units (14 units) reserved for Very Low Income while not displacing any existing housing or residents. The applicant has also stated that they are working with the Housing and Community Investment Department (HCID) to provide housing preference to artists. The live/work residential units will vary in size and will provide unique housing and economic opportunities to meet the needs of the existing and projected population of Central City North.

Vehicular trips will be reduced through the mix of uses offered on-site, the proximity to nearby jobs, commercial uses, restaurants and entertainment, and the proximity to transit. The residents of the proposed project would have access to a variety of mass transit options nearby including the Metro Rapid Bus line 720 providing access through Downtown, including connections to the Metro Red and Purple lines, and west to Santa Monica; Metro Rapid Bus Line 760 providing access through Downtown, including connections to the Metro Blue, Expo, Red and Purple lines, and south to Lynwood, connecting with the Metro Green Line; Metro local bus lines 18, 28, 53, 60 and 62; the Little Tokyo/Arts District Metro Gold Line Station a mile to the north, providing access to Pasadena, Azusa and East Los Angeles; Union Station; and the Greyhound Bus Terminal.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

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

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

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

Objective 3-2: Encourage the continued development and maintenance of the artists-in-residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate.

The proposed project is a mixed use development that includes 122 live/work units, resident production space, approximately 3,555 square feet of restaurant space, and approximately 2,700 square feet of creative office/commercial space. The addition of new commercial uses would complement the recent development trend in the Arts District and would further strengthen the commercial viability of the neighborhood. The live/work residential units, on site production space, and commercial spaces will provide unique opportunities for an array of uses, including artists and small businesses. The proposed live/work units will not be restricted to artist but will support the artists-in-residence community by providing new units with larger than average unit sizes, open floor plans, and on-site production spaces.

The project is designed to create a strong street wall and active ground floor, which will enhance pedestrian activity. The existing site conditions include fences, no sidewalk along Decatur Street, and a total lack of landscaping. The proposed mixed-use project will greatly enhance the pedestrian experience by improving street and sidewalk conditions, adding street trees, retail, and restaurant uses on the ground floor. The project will be limited to two curb cuts for driveways and will locate parking in two subterranean levels and behind active uses on the first floor.

Housing Element

The Housing Element 2013-2021 was adopted on December 3, 2013 and identifies the City's housing conditions and needs, and establishes the goals, objectives and policies that are the foundation of the City's housing and growth strategy. The mixed-use project is consistent with several objectives and policies of the Housing Element. The plan text includes the following relevant housing objectives and policies:

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

Policy 1.1.2: Expand affordable rental housing for all income groups that need assistance.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Objective 1.3: Forecast and plan for changing housing needs over time in relation to production and preservation needs.

Policy 1.3.5: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs, according to the policies and objectives of the City's Framework Element of the General Plan.

The proposed General Plan Amendment to Regional Commercial would increase the land area available for the production of housing near jobs-rich Downtown. The project would provide new housing stock, contributing towards the Mayor's Initiative to provide 100,000 housing units by 2020, while also retaining a focus on jobs producing uses. The proposed project would provide 122 live/work residential units, including 14 Very Low Income affordable units, without displacing any existing housing or residents. The project would provide unique housing opportunities that are designed to accommodate arts production and small businesses within the units.

Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.

Policy 2.2.3: Promote and facilitate a jobs/housing balance at a citywide level.

Objective 2.5: Promote a more equitable distribution of affordable housing opportunities throughout the City.

Policy 2.5.2: Foster the development of new affordable housing units citywide and within each Community Plan area.

The proposed project will introduce new live/work residential units in an area with a limited housing stock. The project is adjacent to Downtown and located near transit, amenities and jobs. The project will provide 122 live/work residential units, including 14 Very Low Income affordable units, while also providing resident production space, creative office space, and restaurant space on site. The mix of uses and affordability levels will contribute towards a sustainable neighborhood and a jobs/housing balance. The project will provide much needed affordable housing and a unique opportunity for affordable live/work units.

Mobility Plan 2035

The Mobility Plan was adopted on August 11, 2015 and last amended on September 7, 2016.

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

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

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

The proposed project will greatly improve the pedestrian experience along East 7th Street and Decatur Street. The existing site conditions include fences, no sidewalk along Decatur Street, and a total lack of landscaping. The project will comply with the Avenue II standards for East 7th Street, including a 15-foot sidewalk, and the Industrial Collector standards for Decatur Street, including 12-foot sidewalks. Pedestrian activity will also be improved with the incorporation of six street trees.

The proposed project will locate much needed housing near jobs-rich Downtown. The location of the proposed project near jobs, entertainment, and transit as well as the mix of uses on-site and live/work residential units will reduce the number of vehicle trips. The project will also provide 105 bicycle parking spaces, including 18 short-term spaces and 127 secured, long-term spaces. In addition to establishing Street Standards, the Mobility Element encourages “the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure” (Policy 5.4). The Project has been conditioned to require that 20 percent of the parking spaces are to be wired for the installation of future EV charging stations, and that 5 percent of the provided parking be installed with EV charging stations.

Sewerage Facilities Element

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

Entitlement Findings

6. Zone Change, Height District Change, and “T” and “Q” Classification Findings.

- a. **Pursuant to Section 12.32 C.7 of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The requested Vesting Zone Change and Height District Change from M3-1-RIO to [T][Q]C2-2D-RIO would allow for the development of a mixed-use project with 122 live-work residential units, open space, on-site resident production space, and approximately 9,500 square-feet of commercial space. The project will have a floor area ratio of 4.7:1 and the building will have an overall height of 85 feet.

Public necessity, convenience and general welfare will be better served by adopting the proposed General Plan Amendment and corresponding Zone and Height District Changes, as they would allow a vacant site to be redeveloped with a mixed-use project that will provide new live/work housing, including affordable units, near jobs-rich Downtown as well as new commercial floor area designed to accommodate restaurants and creative office in a neighborhood that is transforming with the development of new residential and commercial uses. The proposed project site is in

a Transit Priority Area and is served by two Metro Rapid Bus Lines (720 and 760) and five Metro Local Bus Lines (18, 53, 60 and 62) serve the project area. These lines provide connections to Metro subway stations, including Pershing Square and 7th Street/Metro Center and the Red, Purple, Blue, and Expo Lines. The Little Tokyo/Arts District Metro Gold Line station is located approximately one mile to the north. A Metro Bike Share station is also located approximately 1,000 feet to the east on Industrial Street. The project will provide open space and improved sidewalks with street trees. The proposed project will be lined by restaurants, creative office spaces, and live/work units on the ground floor and all parking will be screened by active uses.

The Vesting Zone and Height District Changes will introduce a unique housing typology with new live/work units, including affordable units, designed to accommodate up to five employees. The project is in conformity with public necessity, convenience, general welfare and good zoning practice because it includes necessary housing, including affordable housing, substantial infrastructure improvements, improved streetscapes, and public open space. The project will provide both housing and job opportunities in proximity to transit at an underutilized industrial site. The economic identity of this area continues to evolve from purely manufacturing uses to new hybrid uses that can accommodate digital and creative uses. The proposed project provides much needed housing while also facilitating jobs in a changing economy. The proposed project will be a better use of the site and will improve the general welfare of the community and the City.

b. Pursuant to Section 12.32 G and Q of the Municipal Code “T” and “Q” Classification Findings.

Per LAMC Section 12.32 G.1 and 2, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the proposed project. The “T” Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The “Q” conditions that limits the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, 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.

c. Pursuant to Section 12.32 G.4(b) of the Municipal Code, D Limitation Findings. In establishing D limitations, the Council shall find that any or all the limitations are necessary: (1) to protect the best interest of and assure a development more compatible with the surrounding property or neighborhood, and (2) to secure an appropriate development in harmony with the objectives of the General Plan, or (3) to prevent or mitigate potential adverse environmental effects of the Height District establishment or change.

The project site is located within the Central City North Community Plan area. The project is requesting a General Plan Amendment to Regional Commercial land use designation and Height District 2, which would permit a maximum 6:1 FAR with no limitation on the height of the building in the C2 Zone. The recommended D Limitation would limit the total FAR to 4.7:1. In addition, the proposed D limitation would limit the building to 85 feet in height, as proposed in Exhibit A. Without the limitation, the maximum 6:1 FAR with no height limitation would lead to a taller and potentially

incompatible building with the surrounding properties. The limitation would ensure that the proposed development is physically compatible with the surrounding properties, which range from one to seven stories. The proposed limitations would permit the development of the project, which as described above, which would promote the objectives of the General Plan and Central City North Community Plan. As such the D Limitations would protect the best interest of and assure a development that is more compatible with the surrounding property or neighborhood and secure an appropriate development in harmony with the objectives of the General Plan.

7. 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.**

As described in Finding No. 5, the project would be consistent and compatible with the recent pattern of development and expansion of residential live/work uses in the area. The project is designed to create a strong street wall and active ground floor, which will enhance pedestrian activity. The existing site conditions include fences, no sidewalk along Decatur Street, and a total lack of landscaping. The proposed mixed-use project will greatly enhance the built environment by improving street and sidewalk conditions, adding street trees, retail, and restaurant uses on the ground floor. The project will be limited to two curb cuts for driveways and will locate parking in two subterranean levels and behind active uses on the first floor.

The project will provide a service that is beneficial to the region by providing food service and amenities to the public, employees, and nearby residents alongside alcoholic beverage options in a neighborhood that is steadily accommodating residential, commercial, and light industrial uses. The service of alcoholic beverages in food establishments has become accepted as a desirable and expected use that is meant to complement food service. Since alcoholic beverage service is a common and expected amenity with meal service for many patrons, the grant for alcohol sales will be desirable to the public convenience and welfare. The project will provide increased opportunities for quality food and may serve as a central meeting point for the neighborhood. The sale of alcoholic beverages is anticipated to be an ancillary use to the restaurant use.

As conditioned herein, the project would enhance the built environment in the surrounding neighborhood and would provide a service that would be beneficial to the community.

- 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 subject property is an approximately 27,689 square-foot site in the Central City North Community Plan bounded by East 7th Street to the north (148 feet of frontage), Decatur Street to the west (197 feet of frontage), and LAUSD Metropolitan Continuation High School to the south and east. The Community Plan designates the site with a land use designation of Heavy Manufacturing with a corresponding zone of M3-1-RIO. The requested plan amendment and corresponding zone and height district change would re-designate the project site to Regional Commercial land use and [T][Q]C2-2D-RIO zoning. The project site is located in an urbanized environment.

The properties surrounding the project site include a mix of industrial, commercial/retail, office, restaurant, multi-family residential buildings, and parking lots. The adjacent property to the north, across East 7th Street, is zoned M3-1-RIO and is developed with an eight-story building currently being rehabilitated into 57 live/work residential units and commercial uses (1745 East 7th Street). The adjacent properties to the south and east are zoned PF-1XL-RIO and are developed with Metropolitan High School. Adjacent properties to the west, across Decatur Street, are zoned M3-1-RIO and developed with a Greyhound bus terminal.

The proposed project is a seven-story, 85-foot high, 129,440 square-foot mixed use building. Buildings in the vicinity of similar height include the 119-unit Toy Factory Lofts and the 104-unit Biscuit Company Lofts, which are seven stories tall and located approximately 300 feet east of the project site. The AMP Lofts new construction project (approximately 268,477 square feet), located 1,000 feet east, and 1745 E. 7th Street adaptive reuse project, located across the street from the project site, are underway and will also be seven stories tall when complete. As such, the project's size and height will be compatible with the surrounding neighborhood.

The applicant seeks the on-site sale of a full line of alcoholic beverages in conjunction with the proposed development. The project has been designed in a manner to enhance the public realm and improve the aesthetics and safety of the surrounding area. The establishment serving alcohol will be subject to operational conditions to ensure compatibility with immediately surrounding uses which include industrial and/or mixed-use buildings. The proposed project will provide a place for residents and visitors to eat, drink, and socialize; as such, the sale of alcoholic beverages is a normal part of restaurant operation and an expected amenity.

Additionally, the conditions recommended herein will ensure that the establishment will not adversely affect or further degrade the surrounding neighborhood, or the public health, welfare, and safety. Approval of the conditional use will contribute to the success and vitality of the commercial development and help to reinvigorate the site and vicinity. Since the alcohol sales will be incidental to food service and community space, permitting alcohol sales on the site will not be detrimental to the development of the community.

Thus, as conditioned, 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.

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 proposed, the requested plan amendment would re-designate the project site from Heavy Manufacturing to Regional Commercial, which lists the following corresponding zones: CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, and R5. The requested zone and height district change to [T][Q]C2-2D-RIO for the project site would be consistent with the adoption of the recommended plan amendment. As discussed in Finding No. 5, the project conforms with the purpose, intent, and provisions of the General Plan, including the following Community Plan goals, objectives, and policies:

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

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.3: Insure the viability of existing neighborhood stores and businesses which support the needs of local residents and area compatible with the neighborhood.

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

Objective 2-4: To enhance the appearance of commercial districts.

Policy 2-4.1: Require that any proposed development be designed to enhance and be compatible with adjacent development.

The request to serve and sell alcohol at the site will be consistent with these objectives and policies through the addition of a restaurant use that would attract a variety of consumers and tenants, actively promoting the area as a key economic center of the community. The proposed project's mix of uses will bring even more pedestrian activity to the area. Alcohol service incidental to food sales is a common amenity in many sit-down restaurants in the neighborhood. The availability of alcohol for on-site consumption provides another option for a wide range of activities on site and as an option for leisure to cultivate community activity and to create an enjoyable experience for area residents. Overall, the project supports bringing commercial activity to an area with large new residential developments, creates a pedestrian-friendly environment, and promotes the welfare and economic well-being of the local residents.

The Central City North Community Plan is silent with regards to alcohol sales. In such cases, the City Planning Commission must interpret the intent of the Plan. The Los Angeles Municipal Code authorizes the City Planning Commission to grant the requested conditional use in the zones corresponding to the Plan land use designation. The proposed project is a permitted use by the requested Plan land use category and zone in the Central City North Community Plan. The conditional authorization for the sale of alcoholic beverages is allowed through the approval of the City Planning Commission subject to certain findings. The required findings in support of the Central City North Community Plan have been made herein. Given the numerous conditions of approval, and the fact that the sale of alcohol is conditioned to be incidental to food service, the proposed use can be deemed to be in harmony with the General Plan.

d. Additional required findings for the sale of alcoholic beverages:

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

The surrounding urban environment is comprised of a mix of industrial buildings, cold storage warehouses, residential lofts, commercial/retail, office, restaurant, parking, and neighborhood amenities. The adjacent property to the north, across East 7th Street, is zoned M3-1-RIO and is developed with an eight-story building currently being rehabilitated into 57 live/work residential units and commercial uses (1745 East 7th Street). The adjacent properties to the south and east are zoned PF-1XL-RIO and are developed with Metropolitan Continuation High School. Adjacent properties to the west, across Decatur Street, are zoned M3-1-RIO and developed with a Greyhound bus terminal.

The area surrounding the site is a mix of industrial, commercial, and residential buildings. The request for on-site alcohol sales in conjunction with a restaurant will be compatible with the surrounding uses, providing a place for residents and visitors to eat, drink, and socialize. Alcoholic beverage service is an expected amenity for many patrons and approval of this grant would increase the available options for desirable dining and social experiences for patrons. The establishments will also benefit the City through the generation of additional sales tax revenue, fees, and employment opportunities.

Diversity amongst uses is common in the immediate surrounding area, and while there are residential dwelling units and a high school (Metropolitan Continuation High School, approximately 165 students) in proximity to the subject site, the restaurant open to the public serving alcoholic beverages will be part of a controlled and monitored development. The majority of alcoholic beverage sales occurs during dinner service, at which time students of the adjacent school will no longer be on campus. In addition, numerous conditions have been imposed to integrate the use into the community as well as protect community members from adverse potential impacts. Additional conditions have been recommended for consideration by the California Department of Alcoholic Beverage Control that regulate the sale of alcoholic beverages to prevent adverse impacts to the neighborhood. Other conditions imposed will maintain the order and ensure cleanliness of the project and its surroundings. Therefore, the granting of the request will not adversely impact the welfare of the pertinent community.

- ii. **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 of 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 proposed development will include a 3,555 square-foot restaurant (1,235 square-foot indoor dining room, 130 square-foot bar, 88 square-foot coffee and pastry bar, and 1,440 square-foot kitchen) with a 1,050 square-foot dining area. The applicant seeks a Conditional Use for the site in order to provide the ability to serve alcoholic beverages for on-site consumption within the restaurant.

According to the California State Department of Alcoholic Beverage Control licensing criteria, four licenses (three on-site and one off-site) are allocated to the subject Census Tract No. 2060.31, which had a population of 2,957 of December 2017. There are currently 72 licenses within this census tract, including 38 on-site, 12 off-site, and 22 non-retail licenses.

Overconcentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. ABC does not consider the expectation that

restaurants with alcohol service are an expected amenity as part of the commercial developments containing restaurants.

Statistics from the Los Angeles Police Department reveal that in Crime Reporting District No. 1309, which has jurisdiction over the subject property, a total of 411 crimes were reported in 2017 compared to the citywide average of approximately 176 crimes and the high crime reporting district average of approximately 211 crimes for the same period. Part 1 Crimes for the reporting district included: Homicide (2), Rape (3), Robbery (22), Aggravated Assault (24), Burglary (27), Auto Theft (65), and Larceny (268). Part 2 Arrests for the reporting district include: Receive Stolen Property (3), Weapons Violations (2), Prostitution (2), Narcotics/Drug Violations (1), Liquor Laws (1), Drunkenness (0), Disturbing the Peace (2), Gambling (39), and DWI Related (8), and Traffic Violations (62).

No evidence was submitted for the record by the LAPD or adjacent residents indicating or suggesting any link between the subject site and the neighborhood's crime rate. Further, there is no specifically established link between the above information and the property, since the statistics cover an entire district and do not pertain particularly to the subject site. The incorporation of conditions relative to the specific operation of the establishment was deemed necessary in order to mitigate any possible adverse impact on the welfare of the surrounding area. The public safety measures to mitigate potential nuisance activities have been incorporated into the grant to assure better oversight. Thus, as conditioned, it is not anticipated that the sale of alcoholic beverages for consumption on the premises would adversely affect the community welfare.

- iii. **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 following sensitive uses are located within 600 feet of the subject site:

- Metropolitan Continuation High School 727 Wilson Street
- Para Los Niños Family Learning Center 1617 E. 7th Street
- Residential Dwelling Units

While there are residential dwelling units and a high school (Metropolitan High School, approximately 165 students) located in proximity to the project site, the project will provide adequate security measures to discourage loitering, theft, vandalism and other nuisances. The project proposes to provide CCTV camera security systems, an alarm system installed as needed, and pedestrian appropriate illumination at entryways, alleys, etc. All sales employees will receive STAR training in responsible alcohol sales; age verification devices will assist employees in prevention of sales to minors. It is further noted that the sale of alcoholic beverages for on-site consumption is ancillary to the principal restaurant use and that the majority of sales occur during dinner service, outside of school hours.

Furthermore, the proposed use will not detrimentally affect nearby residential properties and other sensitive uses because the urban environment mostly contains industrial, commercial, and residential mixed-use buildings with residents that both

expect and desire more commercial developments. While the sale of alcoholic beverages is important to the restaurant that will be located within the proposed project, their sale and service will be incidental to primary operations and, as such, no detrimental effects should be expected from the proposed project.

8. Density Bonus/Affordable Housing Incentives Compliance Findings.

a. Pursuant to LAMC Section 12.22 A.25 (e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

- i. The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.**

Both the ground floor and top floor of the building are situated on separate planes from the remaining floors and are further differentiated with dark painted metal frames, metal canopies, and floor-to-ceiling windows. Furthermore, the project features an art wall and a green wall on the Decatur Street façade. Consistent with good planning practice, the project features a high degree of street façade transparency (approximately 70 percent at the ground level and approximately 30 percent at the upper floors), and the at-grade parking level is lined by commercial uses along East 7th Street. As designed, the proposed project features a mix of materials and a break in plane, so that the façade is not a flat surface.

- ii. All buildings must be oriented to the street by providing entrances, windows architectural features and/or balconies on the front and along any street facing elevation.**

As previously described in Finding i above, the project features a high degree of street façade transparency (approximately 70 percent at the ground level and approximately 30 percent at the upper floors) on all street facing elevations. Pedestrian entrances can be found on both East 7th Street and Decatur Street.

- iii. The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).**

The proposed project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument.

- iv. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.**

The project site is bounded by East 7th Street to the north and Decatur Street to the west. East 7th Street is a two-way east-west street providing two travel lanes in each direction and is classified as an Avenue II. Decatur Street is a two-way north-sound street providing one travel lane in each direction and is classified as an Industrial Collector Street. The site is not located on a substandard street in a Hillside area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.

- b. Pursuant to Section 12.22 A.25(g) of the LAMC and Government Code 65915(d), the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:
- i. The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the Commission to make a finding that the requested on-menu incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in 12.22 A.25 were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Commission will always arrive at the conclusion that the density bonus on-menu incentives will result in identifiable and actual cost reductions that provide for affordable housing costs because the incentives by their nature increase the scale of the project.

The requested on-menu incentive and waivers would result in building design or construction efficiencies that provide for affordable housing costs. The requested incentive and waivers allow the developer to expand the building envelope so the additional affordable units can be constructed and the overall space dedicated to residential uses is increased. The incentive and waivers support the applicant's decision to set aside 14 dwelling units for Very Low Income households for 55 years.

Requested On-Menu Incentive

Pursuant to LAMC 12.22 A.25(f)(6), up to a 20 percent decrease from the open space requirements is permitted as an on-menu density bonus, provided that the landscaping for the project is sufficient to qualify for the number of landscape points equivalent to 10 percent more than otherwise required by Section 12.40 of the LAMC and Landscape Ordinance Guidelines "O". The proposed project requires 12,200 square feet of open space and proposes 10,393 square foot of open space. The reduction in open space by 1,807 square feet falls within the 20 percent decrease allowed by the on-menu density bonus. Furthermore, the project has been conditioned to have landscaping that qualifies for 10 percent more in landscape points than otherwise required.

Requested Off-Menu Incentives

A project that provides 10 percent of its base units for Very Low Income households qualifies for two incentives and may request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted

under [State Density Bonus Law]" (Government Code Section 65915(e)(1)). Therefore, the request for the following waiver is recommended:

From LAMC Section 12.14 C.2 to allow an easterly side yard of 5 feet in lieu of the 10 feet as otherwise required, and a rear yard of 5 feet in lieu of the 19 feet as otherwise required, for the residential portions of the building.

These development standards would have the effect of physically precluding construction of a development providing 122 live/work residential units, of which 14 units, or 11 percent of the total units, will be set aside for Very Low Income units. Compliance with the underlying setback limits would require the removal of a significant amount of floor area that could otherwise be dedicated to the number, configuration and livability of affordable housing units. By waiving these development standards, the project is able to maximize square footage for other required uses. The off-menu waiver as recommended will allow the developer to build the proposed 122 live/work residential units on the 27,689 square-foot site and expand the Project's building envelope so that the units being constructed are of sufficient size, configuration, and quality.

- ii. **The Incentive will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no substantial evidence that the proposed incentive will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A.25(b)). Based on the above there is no basis to deny the requested incentive.

- 9. **Site Plan Review Findings.** In order for the Site Plan Review to be granted, all three of the legally mandated findings delineated in Section 16.05 F of the Los Angeles Municipal Code must be made in the affirmative.
 - 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.**

As discussed in Finding No. 1, the recommended Vesting Zone and Height District Change for the Project Site would be consistent with the recommended land use designation of Regional Commercial. The Project proposes to redevelop a surface parking lot with a seven-story mixed-use building containing 122 live/work residential units and ground floor commercial space. Of the proposed 122 units, 14 units will be set aside for Very Low Income Households. In addition to general commercial square footage, the Project proposes to provide floor area dedicated to art and production for use by the future residents. As discussed in Finding No. 5, the Project would meet the goals, objectives, and policies of the General Plan and the Central City Community Plan area. As such, the project is in substantial conformance with the General Plan and Community Plan. The project site is not located within a specific plan area.

- 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 in neighboring properties.**

The arrangement of the proposed development is consistent and compatible with existing and future development in neighboring properties. The subject site is located within the Central City North Community Plan Area. The surrounding urban environment is comprised of industrial, commercial, and mixed-use residential developments. The following project elements were designed in a manner that is compatible with both existing and future development of the surrounding area:

Height/Massing

The proposed project will have a maximum of seven stories and will not exceed 85 feet in height. With the requested zone and height district change to [T][Q]C2-2D-RIO, the project would be limited to an FAR of 4.7 to 1 and a height of 85 feet. The total proposed 4.7:1 FAR for the building is consistent with the surrounding area, which is developed with buildings of varying heights. Buildings in the vicinity include the seven-story Toy Factory Lofts, the seven-story Biscuit Company Lofts, the eight-story 1745 E. 7th Street building currently being converted to live/work uses, and the seven-story ROW DTLA project. Additionally projects of similar height are being proposed or have been entitled in the vicinity, such as the AMP Lofts Project. To reduce the massing, the building features a second floor courtyard open space area along Decatur Street, as well as an additional outdoor garden opening on the seven level also facing Decatur Street.

Building Materials

The building design incorporates a mix of materials, including masonry on all façades, pleated plaster accent walls, large gridded windows, and glass balconies. Both the ground floor and top floor of the building are situated on separate planes from the remaining floors and are further differentiated with dark painted metal frames, metal canopies, and floor-to-ceiling windows. The project features an art wall and a green wall on the Decatur Street façade and a recessed 1,050 square-foot outdoor dining area that wraps around the northwest corner of the building. The materials evoke a context-sensitive hybrid industrial feel that complements the surrounding environment.

Setbacks

The setbacks applicable to the project are established under LAMC Section 12.14, which has no setback requirement for commercial uses in the requested C2 Zone. Residential live/work uses defer to the R4 Zone for the purposes of required setbacks. Pursuant to LAMC Section 12.22 A, no yard requirements shall apply to the residential portions of buildings located on lots in the C2 Zone if such portions abut a street, private street, or alley. Therefore, the only portion of the project subject to yard requirements is the easterly edge of the building, which as proposed will have a side yard of 5 feet in lieu of the required 10 feet, and the southerly edge of the building, which as proposed will have a rear yard of 5 feet, in lieu of the required 19 feet.

The applicant is seeking Off-Menu Density Bonus Waiver of Development Standards incentives to allow the reduced side and rear yard setback. The requirement would have the effect of physically precluding construction of a development providing 122 live/work

residential units, of which 14 units, or 11 percent of the total units, will be set aside for Very Low Income units. Compliance with the underlying side and rear yard setback limitation would require the removal of a significant amount of floor area that could otherwise be dedicated to the number, configuration and livability of affordable housing units. By waiving these development standards, the project is able to maximize ground floor square footage for other required uses. The off-menu waiver as recommended will allow the developer to build the proposed 122 live/work residential units and expand the Project's building envelope so that the units being constructed are of sufficient size, configuration, and quality. The setbacks as proposed are appropriate in relation to the project's design and location.

Parking & Loading Areas

A total of 132 automobile parking spaces and 105 bicycle parking spaces are proposed. Vehicular access to the project site would be provided by two driveways on Decatur Street. Driveway design and internal parking circulation will require review and approval by the Department of Transportation. The majority of the automobile parking spaces are located in subterranean levels, while the parking area on the ground floor is located behind active commercial uses and will not be visible from public view.

The Project has proposed the installation of wiring for the future installation of electric vehicle charging stations for 20 percent of the proposed parking, the immediate installation of electric vehicle charging stations for five percent of the proposed parking spaces, and would install operational photovoltaic system (solar) that would offset the electrical demand of the EV charging stations and other on-site electrical uses. The immediate installation of the charging stations and solar would be in excess of building code requirements. The electric vehicle charging spaces and solar panels will improve habitability for residents and neighboring properties by reducing the level of greenhouse gas emissions and fuel consumption from the project site, in spite of increased parking capacity, through encouraging the use of low or zero emission vehicles. The EV ready parking spaces will also provide residents who use an electric vehicle a direct service amenity.

Lighting & Building Signage

Lighting and signage will be provided per LAMC requirements. The use of pole-mounted lighting or floodlights is not anticipated. Project lighting would also include visible interior light emanating from the ground-level commercial uses and decorative lighting within the public open spaces. Additionally, the project is required to have outdoor lighting to shine downward, be installed with shielding, and be directed onto the project site, so that the light source does not directly illuminate any adjacent properties or the above night skies. The parking is fully screened, thereby eliminating the potential for illumination from headlights on adjacent uses. Building signage will be required to comply with LAMC Section 14.4.

Landscaping

Open space and landscaping opportunities are utilized on the site in open areas not used for circulation, building, driveways, and parking. The project will provide a total of 31 trees distributed among the sidewalk, second floor courtyard, second floor planter boxes, and seventh floor roof garden. Approximately 1,300 square feet of vegetated area is proposed, including trees, shrubs, and groundcover. A 3,386 square-foot

landscaped courtyard is located on the second floor, while a 4,815 square-foot outdoor garden is located on the seventh floor.

Trash Collection

All trash and recycling areas are enclosed and not visible to the public. Trash collection will occur within a trash room in the parking area on the ground floor.

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

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

The proposed project would provide recreational and service amenities in the form of dedicated resident production space, a second-floor courtyard with swimming pool, a seventh-floor outdoor garden, and a community room. The resident production space is intended to provide an amenity for future live/work residents to not only live and work within the dwelling unit but to produce their work within the building they live in as well. In addition to the common open space available throughout the building, private open space in the form of balconies will be provided for a number of proposed dwelling units. All 122 units are live/work residential units which allow for the creation of arts and crafts or production in the workspace. Additionally, the project includes ground floor commercial space that is proposed for restaurant, retail, and creative office/commercial space.

10. Environmental Finding

Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-2684-MND, adopted on March 28, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

11. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. Currently, there are no flood zone compliance requirements for construction in these zones.