

FINDINGS

General Plan Findings

1. General Plan Land Use Designation.

The subject property is located within the West Adams-Baldwin Hills-Leimert Community Plan area which designates the subject property for Limited Industrial land uses corresponding to the MR1 and M1 Zones. The site is presently zoned M1-1VL. The proposed corporate office, manufacturing, warehouse, and retail drive-thru development is consistent with development permitted in the M1 Zone. The Zone Change/Height District Change from M1-1VL to (T)(Q)M1-1D is warranted as it will provide an incentive for creating additional employment opportunities at the site, which is consistent with Community Plan Policy LU66-2, which seeks to “provide land use incentives and standards that facilitate the generation of high wage jobs and training for the community especially within the growing “clean-tech” and “greentech” sectors.” The Zone Change/Height District Change will allow for the site to be developed over the existing 45-foot height maximum, with structures ranging in height from 50 feet to 85 feet. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

2. General Plan Text.

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

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

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

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

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

recreation, and similar uses), provide job opportunities, and support visitors and tourism.

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

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

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

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

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

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

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

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

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

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

General Site & Building Design

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

Large Sites

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

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

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

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

- c. **Mobility Element.** The Mobility Element of the General Plan (Mobility Plan 2035) is likely to be affected by the recommended action herein through the imposition of street dedications and improvements surrounding the project site. Jefferson Boulevard is

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

Jefferson Boulevard is a designated Avenue II that is currently dedicated to a width of 100 feet and improved with a 40-foot half roadway and 10-foot sidewalk. Avenue II standards per the Mobility Element currently requires the following half right of way dedication: 43 feet with a 28-foot half roadway and 15-foot sidewalks. Thus, Jefferson Boulevard is currently over-dedicated with a 50-foot half right of way width in lieu of the 43 feet required. The Bureau of Engineering has requested that the project provide a 5-foot sidewalk easement to allow for the construction of a 15-foot concrete sidewalk in accordance with Mobility Plan 2035. The project however cannot provide the requested easement and sidewalk improvement due to the existing 20-foot pipeline easement that runs along its Jefferson Boulevard street frontage. For this reason, the applicant has requested to waive the dedication and improvements requested by the Bureau of Engineering. Nevertheless, the project will still provide dedicated pedestrian facilities along its street frontage. The project will be required to maintain the existing 10-foot sidewalk and conduct any necessary repairs to the existing sidewalk facility as deemed appropriate by the Bureau of Engineering. Dedications and improvements have been imposed under the (T) Tentative Classification conditions contained within this staff report.

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

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

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

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

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

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

The proposed Coffee Bean & Tea Leaf headquarters will accommodate multiple models of travel both to and from the project site. The project will provide a direct pedestrian connection from Jefferson Boulevard along the eastern portion of the site. The walkway connects with the Jefferson Boulevard fronting plaza that serves as the main public entrance for the retail coffee shop and the warehouse/manufacturing building (Building A). The walkway then runs the length of the surface parking lot and leads to the office building's (Building B) garage level lobby.

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

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

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

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

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

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

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

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

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

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

The project locates jobs and commercial space within walking distance to two Culver City Bus bus stops and within 0.9 miles of the Metro Expo Line La Brea/La Cienega Station. Short-term and long-term bicycle parking will be available on-site to allow for an alternative mode of transportation to and from the project site.

- e. **Sewerage Facilities Element.** The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. While the sewer system is likely able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer

connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

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

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

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

The project site consists of an irregular shaped lot totaling 32,313 square feet of lot area. The West Adams-Baldwin Hills-Leimert Community Plan designates the site for the Limited Manufacturing land use designation, which includes corresponding zones of MR1 and M1. With approval of the requested Zone Change/Height District Change, the zone will continue to be consistent with the range of zones corresponding to the Limited Manufacturing land use designation. Based on the existing Height District No. 1, the subject property would be permitted a maximum of FAR of 1.5 to 1. The recommended (T)(Q)M1-1D Zone would allow for a maximum FAR of 1.5 to 1.

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

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

- c. General Welfare. Granting the Zone and Height District Change to (T)(Q)M1-1D will allow for the development of a new corporate office/warehouse/manufacturing/coffee shop/drive-thru development on an underutilized vacant site. The improvements resulting from the Zone and Height District Change will enhance the visibility and aesthetic character of the site. The project will also expand the City's employment base and allow for the development of a mixed-use development to serve a multi-national corporation with roots in Southern California. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the General Welfare. Given the project's proximity to existing job centers and transit services, the project will provide desirable commercial and industrial uses to serve the community and region, thereby advancing general welfare.
- d. Good Zoning Practices. Approval of the Zone and Height District Change to (T)(Q)M1-1D allows for the more appropriately intense development of the subject property. Furthermore, the site's location provides a prime opportunity to take advantage of the site's location in an industrially zoned area by creating a higher intensity project with both industrial and commercial components. Granting of the Height District Change to Height District No. 1D would allow the project to be built with greater height than would otherwise be permitted in order to accommodate for the challenging topography at the site and a multitude of programming, including office, warehouse, manufacturing, and retail coffee shop with drive-thru. The project would be consistent with the same maximum FAR as other existing and proposed developments in the surrounding area. The site's zoning would remain consistent with the General Plan Land Use Designation of Limited Manufacturing, in keeping with good zoning practice. The Zone Change/Height District Change will accommodate the proposed project and is consistent with the type of industrial, job creating development that is encouraged by the General Plan Framework Element and the West Adams-Baldwin Hills-Leimert Community Plan.
- e. "T" and "Q" Classification and "D" Development Limitation Findings. Pursuant to LAMC Sections 12.32-G,1, -G,2, -G,4, The current action, as recommended, has been made contingent upon compliance with new "T" conditions of approval, and project specific conditions of approval imposed herein. Such limitations are necessary to ensure the identified dedications, improvements, and construction notices are executed to meet the public's needs, convenience and general welfare served by the required actions. The "D" limitation and "Q" conditions that limit the scale and scope of the development along with site operations, are also necessary to: protect the best interests of and to assure a development more compatible with, the surrounding properties and the overall pattern of development in the community; to secure an appropriate development in harmony with the General Plan as discussed in the above sections, and to prevent or mitigate the potential adverse environmental effects of the recommended actions.

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

Site Plan Review Findings

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

General Plan – Framework Element

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

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

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

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

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

Relative to the site's Limited Manufacturing designation under the West Adams-Baldwin Hills-Leimert Community Plan, the project site is underutilized as it is currently vacant. The applicant has proposed the construction of a 218,778 square-foot office/warehouse/manufacturing facility/café/drive-thru development for The Coffee Bean & Tea Leaf. The project will help create additional job opportunities and develop the site with a high activity, office/manufacturing/warehouse/cafe development that will help revitalize the Hayden Tract adjacent industrial neighborhood in the City of Los Angeles. The Coffee Bean and Tea Leaf will move their corporate headquarters, warehouse, and coffee roasting facilities to the site. Previously, those facilities were scattered throughout the region with offices in West Los Angeles, warehouses in the Inland Empire, and a roaster in Camarillo. The project thus provides for industrial growth and the attraction of new industries to the site. As such, the proposed project is in substantial conformance with the purposes, intent and provisions of the General Plan Framework Element.

West Adams-Baldwin Hills-Leimert Community Plan

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

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

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

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

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

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

Compatibility with Existing and Future Development

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

Arrangement of Buildings (Height, Bulk, Setbacks)

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

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

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

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

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

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

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

Landscaping

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

Lighting and Trash Collection

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

The project has been conditioned, herein, to ensure that the proposed arrangement of buildings, off-street parking facilities, and other such pertinent improvements will be compatible with existing and future development on neighboring properties.

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

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

Environmental Findings

7. **Environmental Finding.** On September 27, 2018, a Mitigated Negative Declaration (ENV-2018-3451-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 763, 200 North Spring Street.
8. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.