

FINDINGS

(As amended by the City Planning Commission on February 14, 2019)

General Plan/Charter Findings

1. General Plan Land Use Designation.

The Project Site, located generally 1001 Olympic Boulevard, is located within the Central City Community Plan, adopted by City Council on January 8, 2003. The Site is comprised of 11 legal parcels (that were recently merged and subdivided into five (5) ground space lots and 48 airspace lots under Case No. VTT-74868) which total approximately 3.15 acres in size. The Community Plan designates the site with a land use designation of Regional Center Commercial, which lists the CR, CR1.5, C2, C4, C5, R3, R4, R5, RAS3, and RAS4 as corresponding zones. The Project Site is zoned C2-4D, which is consistent with the land use designation.

2. Framework Element.

The Framework Element for the General Plan (Framework Element) 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, transportation, infrastructure, and public services. The Proposed Project will be in conformance with several goals of the Framework as described below.

Land Use

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

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

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.

The Proposed Project includes establishing a Sign District for a new mixed-use development, adjacent to the Los Angeles Sports and Entertainment District (LASED). The Project Site is designated as Regional Center Commercial in the Central City Community Plan. The Framework Element's Land Use Chapter identifies Regional

Centers as the focal points of regional commerce, identity, and activity. The Framework Element further states that regional centers, typically, provide a significant number of jobs and many non-work destinations that generate and attract a high number of vehicular trips. Consequently, each center shall function as a hub of regional bus or rail transit both day and night. Good quality street, area, and pedestrian lighting is essential to generating feelings of safety, comfort, and well being necessary for ensuring public nighttime use of transit facilities. Furthermore, the project is adjacent to the LASED, with parcels in the district across Olympic Boulevard and Georgia Street from the project site. The inclusion of a sign district with the mixed-use development is necessary to support the longevity of the hotel and commercial components, as well as supporting the LASED with new uses, hotel rooms, residents, and additional signage elements which enhance the attractiveness and pedestrian experience of the LASED.

The Proposed Project is compatible with both existing and recently completed development in the area, as well as proposed development. Recent high-rise multifamily mixed-use developments in the vicinity of the project include the four-tower Metropolis development, with the highest tower reaching 56 stories located at Francisco Street and James M Wood Boulevard, directly north of the site. Also nearby is the 35-story Circa development, Oceanwide Plaza at 53 stories, Hope and Flower towers 31 and 40 stories tall, and multiple mid-rise residential developments throughout the South Park area. As well as the 54-story Ritz Carlton Hotel at the southeast corner of Georgia Street and Olympic Boulevard. The South Park neighborhood, as intended in the Community Plan, has seen a large number of additional residential units built in the past decade, the project as proposed would follow this trend, consistent with large scale high-rise mixed-use developments listed above, similarly located adjacent or in the LASED. Furthermore, multiple proposed mixed-use developments (some with hotel components) are located in the intervening blocks between Georgia Street and Figueroa Street, ranging in height with a maximum of 66-stories. The Project as proposed, is consistent with both existing and proposed development in the South Park neighborhood, as well as additional development planned for the Central City Community Plan Area.

Additionally, the Project would provide additional hotel rooms and supporting uses in close proximity to the Los Angeles Convention Center, further supporting the City's Convention Center and associated uses. The proposed Sign District would contribute to both the longevity and economic stability of the hotel and commercial uses, as well as the LASED and the Los Angeles Convention Center. Furthermore, the project, with its landscaped open space areas and corner plaza would contribute to and enhance the visual character of the project site, enhance the urban environment and experience, as well as contribute to LASED. Further, the existing development and signage program would occur away from residential land uses. The site is approximately 0.3 miles east of Pico Station with, and is served by the Blue and Expo Lines, with connections to the Silver Line Bus route. The 7th Street/Metro Center Station is located approximately 0.4 miles north-east of the Project Site, served by the Red, Purple, Blue, and Expo Lines. The proximity to major rail stations, as well as various bus lines provides visitors and residents the option to take transit, reducing Vehicle Miles Traveled.

Economic Development Chapter

Goal 7A: *A vibrant economically revitalized City.*

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

Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.

Policy 7.2.5: Promote and encourage the development of retail facilities appropriate to serve the shopping needs of the local population when planning new residential neighborhoods or major residential developments.

Objective 7.3: Maintain and enhance the existing businesses in the city.

Goal 7D: A City able to attract and maintain new land uses and businesses.

Goal 7G: A range of housing opportunities in the City.

The above objectives seek to concentrate commercial development in existing commercial corridors and in areas that are able to support such development which are in proximity to public transit, including the LA Metro Pico and 7th Street/Metro Center. It also encourages the development of general commercial uses, which support community needs. The project proposes the demolition of an existing 43,892 square-foot medical office and urgent care facility, and associated surface parking lot area would be removed for the construction of 1,845,831 square-foot mixed-use development. The development would contain up to 879 residential condominiums, 1,000 key hotel, and up to 40,000 square feet of commercial space. The additional residents, employees, and hotel guests would be located within walking distance to businesses, amenities, and attractions in Downtown, the LASED, as well as various transit options with connections throughout the region. Additionally, the Project would provide additional hotel rooms and supporting uses in close proximity to the Los Angeles Convention Center, further supporting the City's Convention Center and associated uses. The proposed Sign District would contribute to both the longevity and economic stability of the hotel and commercial uses, as well as the LASED and the Los Angeles Convention Center.

The Project Site fronts Olympic Boulevard and James M. Wood Boulevard, and is located adjacent to the LASED and the Los Angeles Convention Center, and two blocks east of Figueroa Street, main thoroughfares through Downtown. Figueroa Street includes numerous high-rise developments, sports, and entertainment uses, as well as sign districts, creating a unique entertainment district with an inviting pedestrian environment. As described above, the proposed project is compatible with both existing and recently completed development in the area, as well as proposed development. Recent high-rise multifamily mixed-use developments in the vicinity of the project include high-rise mixed-use developments with heights ranging from 31-56 stories, and multiple mid-rise residential developments throughout the South Park area. The South Park neighborhood, as intended in the Community Plan, has seen a large number of additional residential units built in the past decade, the project as proposed would follow this trend, consistent with large scale high-rise mixed-use developments listed above, similarly located adjacent or in the LASED. Furthermore, proposed development located adjacent to the Project Site, have mixed-use mid-rise or high-rise projects proposed, with hotel, residential, and commercial ranging in height from 31 to 66 stories. The project as proposed is consistent with both existing and proposed development in the South Park Neighborhood, as well as additional development planned for the Central City Community Plan Area.

In addition, the project, with its landscaped open space areas and corner plaza would contribute to and enhance the visual character of the project site, as well as contribute to LASED. Further, the existing development and signage program would occur away from

residential land uses. The site is approximately 0.3 miles east of Pico Station with, and is served by the Blue and Expo Lines, with connections to the Silver Line Bus route. The 7th Street/Metro Center Station is located approximately 0.4 miles north-east of the Project Site, served by the Red, Purple, Blue, and Expo Lines. Prior to project build out, Metro forecasts 2021 as completion of construction of the Regional Connector Project, which would expand service by connecting the Gold, Blue, and Expo Light Rail Lines expanding destinations at both stations. Additionally, MTA Bus lines, LADOT Dash, LADOT Commuter Express Bus Lines, and additional municipal bus lines serve the site. The Project Site is located two blocks from the now completed MyFig project, which spans Figueroa Street from 7th street to Martin Luther King Jr. Boulevard, which includes bus boarding islands, traffic calming features, buffered and striped bike lanes, and enhanced wayfinding signage. The Project is also in close proximity to multiple Metro Bike Share stations, including Figueroa and 9th, Hope and Olympic, Hope and 11th.

The Olympia Sign District would establish sign regulations that would create a unified signage theme to support the longevity of the hotel and commercial uses, provide for an enhanced pedestrian environment, support and contribute to the LASED by; promoting appropriate and economically viable signage that uses clear, attractive graphics, coordinates with the architectural elements of the building on which signage is located, and reflects a modern, vibrant image of the LASED as the one of the premiere entertainment destinations in the City.

The recommended standards would regulate the general size, location and operational conditions of Digital Display Signs. Methods for calculating allowable sign areas, locations and illumination would be consistent with the LAMC and other Sign Districts throughout the City. As recommended, the Sign District would be consistent with and support the objectives of the Framework Element.

3. General Plan Text.

Land Use Element – Central City Community Plan

The project site is located within the Central City Community Plan. The Plan designates the project site for Regional Center Commercial Land Uses with corresponding zones of CR, CR1.5, C2, C4, C5, R3, R4, R5, RAS3, and RAS4 zones, which allow for the project's proposed residential and commercial uses. The project site is currently zoned C4-2D. Although the existing "D" Development Limitation restricts the maximum floor area ratio (FAR) to 6:1, the "D" limitation allows for up to 13:1 FAR with a Transfer of Development Rights, which the project is seeking. As set forth below, the project is consistent with the Community Plan.

The Central City Community Plan text includes the following relevant land use objectives, policies and programs:

Residential

Objective No. 1-1: To promote development of residential units in South Park.

Objective No. 1-2: To increase the range of housing choices available to Downtown employees and residents.

Commercial

Objective 2-2: To retain the existing retail base in Central City

Objective 2-3: To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.

- Policy 2-3.1:** Support the development of a hotel and entertainment district surrounding the Convention Center/Staples Arena with linkages to other areas of Central City and the Figueroa corridor.
- Objective 2-4:** To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism

The proposed mix use project supports the objectives of the Central City Community Plan through the development of 879 residential units, 1,000 hotel rooms, and 40,000 square feet of commercial space. The Project Site is well served by transit, and will provide additional housing options, employment opportunities, hotel rooms, and open space for the South Park community. The Project will also support the LASED, as well as other commercial and entertainment uses. The project is consistent with the Central City Community Plan.

City Center Redevelopment Plan

The current project supports and is consistent with the following objectives of the City Center Redevelopment Plan:

2. To further the development of Downtown as the major center of the Los Angeles metropolitan region, within the context of the Los Angeles General Plan as envisioned by the General Plan Framework, Concept Plan, City-wide Plan portions, the Central City Community Plan, and the Downtown Strategic Plan.
3. To create an environment that will prepare, and allow, the Central City to accept that share of regional growth and development which is appropriate, and which is economically and functionally attracted to it.
4. To promote the development and rehabilitation of economic enterprises including retail, commercial, service, sports and entertainment, manufacturing, industrial and hospitality uses that are intended to provide employment and improve the Project Area's tax base.
5. To guide growth and development, reinforce viable functions, and facilitate the redevelopment, revitalization or rehabilitation of deteriorated and underutilized areas.
6. To create a modern, efficient and balanced urban environment for people, including a full range of around-the-clock activities and uses, such as recreation, sports, entertainment and housing.
12. To provide a full range of employment opportunities for persons of all income levels.

The introduction of up 879 residential units will support Objective 3, and proposed retail and restaurant commercial space will support Objectives 2, 4, and 6. The new residential units the Project proposes will support Objective 3 by offering various options for new residents, as well as offering new commercial space located in a transit rich area, siting new commercial growth in a location aligned with City plans and policies. Furthermore,

the location and additional residential and commercial uses support Objectives 2, 4, and 6 by adding a new skyline defining development, on a lot zoned and intended for high-density uses not currently occupied by such development, supporting the greater Downtown area and South Park as destinations, and providing additional space for uses that complement the nearby LASED. The Project would include a hotel, in addition to 879 residential units and 40,000 square feet of retail and restaurant space, that provide a 24-hour community in downtown located one block from the LA Live, the Convention Center, and Staples Center. The Project will comply with Objective 5 as the site consist of a large surface parking lot and an existing urgent care and office uses, that will be demolished and redeveloped with a mixed-use hotel, residential, and commercial project guiding growth and development in the area. The project will achieve Objective 12 by generating new job opportunities associated with the 40,000 square feet of commercial space, and a 1,000 room hotel.

Framework Element

The proposed project is consistent with and meets the goals of the Regional Center designation by providing a mixed-use project with up to 879 residential units, 1,000 room hotel, and 40,000 square feet of commercial use. The Project is located within approximately 1500 feet of both 7th Street/Metro Center Station and Pico Station, both served by the Metro Blue and Expo Light Rail lines, with 7th Street/Metro Center also served by the Metro Red and Purple Lines. The project site is served by multiple Metro, LADOT, and municipal bus routes, as well as the Metro Silver Line limited-service bus line. The project site is located adjacent to the LASED, adjacent to numerous commercial and entertainment destinations, as well as Staples Center and the Los Angeles Convention Center. The project will provide pedestrian amenities with improved streetscape treatments, ground level retail along James M. Wood Boulevard, Georgia Street, and Olympic Boulevard, publicly accessible open space along Georgia Street with a plaza at the corner of Georgia Street and Olympic Boulevard. The project proposes a 13:1 FAR after a Transfer of Development Rights. The project is therefore consistent with the appropriate land uses for the Regional Center land use designation as envisioned in the Framework Element.

The project meets the following objectives and policies set forth in the Framework Element's Land Use chapter.

Regional Centers:

General Plan Framework's land use objectives and policies for the Regional Center Commercial designation.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail

and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

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

The project would integrate housing with commercial uses and amenities in proximity to local and regional public transit, including less than 1,500 feet from the 7th Street/Metro Center transit hub with access to the Metro Red, Purple, Blue, and Expo Line rail transit as well as numerous bus lines. The Project is also less than 1,500 feet from the Pico Station, which is served by the Metro Blue and Expo Lines. The Project is also located three blocks from the MyFig project, which offers expanded transit amenities, such as bus lanes, bus boarding islands, as well as bicycle lanes, and wayfinding signage. The project would be pedestrian-oriented with access to the site from all of the surrounding streets, and entrances to commercial spaces along Georgia Street. A landscaped plaza at the corner of Georgia Street and Olympic Boulevard would be designed to complement and respond to the adjacent cinema located on the south side of Olympia Boulevard, and would provide linkages to the LA Live Entertainment District, Downtown Los Angeles, MyFig, and other surrounding uses. The Project will locate multi-family residential units, retail, and restaurant uses adjacent to these regional mobility amenities, further promoting pedestrian activity and multi-modal accessibility for residents and visitors. This would ensure complementary and supportive uses within the regional center designation. Additionally, the addition of a hotel, open space, and additional residents supports the LASED by siting a hotel, retail commercial and restaurant uses, as well as additional residents within the district. Generally, regional centers are characterized by 6- to 20-story (or higher) mid- and high-rise buildings with a floor-to-area ratio of 1.5:1 to 6:1 as determined in the Community Plan.

Distribution of Land Use:

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

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled and air pollution.

Objective 3.4: Distribution of Land Use: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

The proposed project complies with the intent of the objectives listed above related to distribution of land. The Project contains a residential, retail, and hotel development located on the same site within the South Park neighborhood of the Central City Community Plan Area. The Project Site is located adjacent to the LASED, as well as

walking distance to Downtown, 7th Street/Metro Center, and Pico Station, providing connections throughout the region, and access to a myriad of commercial uses in Downtown Los Angeles. The project would include a hotel use, with up to 1,000 guest rooms, contributing towards the Mayor's Goal to develop new hotel rooms within walking distance of the Convention Center, as well as residential and commercial uses, in a transit rich, Downtown adjacent LASED. The project will provide visitors, current and future residents with transit accessible employment, hotel, commercial, and residential uses. The project proposes up to up to 879 new residential units, supporting the needs of current and future residents, and contributing to the Mayor's Goal 1 of Executive Directive 13 of 100,000 new housing units by 2021.

The 2013-2021 Housing Element of the General Plan is the City's blueprint for meeting housing and growth challenges. The Housing Element identifies a need for more housing while Chapter 6 of the Housing Element lists the goals, objectives, policies and programs that "embody the City's commitment to meeting housing needs." The applicable housing goals, objectives and policies are as follows:

- Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.*
- Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.*
- 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.*
- Policy 1.1.4: Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.*
- Goal 2: A City in which housing helps to create safe, livable and sustainable neighborhoods.*
- Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.*
- Policy 2.2.5: Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.*
- Objective 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.*

Through the development of up to 879 residential units, the Project will achieve Objectives 1-1 and 2.2 and Policies 1.1.3 and 1.1.4 by introducing residential uses to the site through a range of housing options with a mix of one-bedroom units, two-bedroom units, and three-bedroom units, as well as additional one-bedroom configurations.

Policy 1.1.4 would be achieved, as the residential and commercial uses will be well served by transit, including the Pico Light Rail Station operated by Metro which serves the Blue Line and the Expo Line, the 7th Street/Metro Center Station which provides rail service to

the Blue, Expo, Red, and Purple Lines, multiple Metro bus lines, and DASH services. The project is also adjacent to the MyFig project, which consists of expanded transit amenities, such as bus lanes, bus boarding islands, and wayfinding signage.

Furthermore, the project will include 40,000 square feet of commercial retail and restaurant space, supporting Objectives 2.2, 2.4, and Policy 2.2.5 by locating these commercial amenities within a mixed-use building with residential units and hotel, in a transit oriented neighborhood, adjacent to the LASED, thereby providing complementary uses to the existing neighborhood. The flexibility in configurations of commercial space resulting from a significant portion of the ground floor of the site dedicated to commercial space, allows for varying commercial and restaurant uses to respond to both the needs of the residents in the project as well as the South Park Neighborhood as a whole. This flexibility and diversity of uses further supports the achievement of Objectives 2.2, 2.4, and Policy 2.2.5, specifically, new restaurant and retail space will provide both employment opportunities as well as further promote the LASED as a destination within the region.

Health and Wellness Element:

Plan for a Healthy Los Angeles, the Health and Wellness Element of the General Plan, seeks 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. As further analyzed in the EIR and herein, the project is consistent with the following policies:

Policy 2.2: Healthy building design and construction

“Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.”

Policy 2.6: Repurpose underutilized spaces for health

“Work proactively with residents to identify and remove barriers to leverage and repurpose vacant and underutilized spaces as a strategy to improve community health.”

Policy 5.1: Air pollution and respiratory health

“Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.”

Policy 5.7: Land use planning for public health and GHG emission reduction

“Promote land use policies that reduce per capita greenhouse gas emissions, result in improved air quality and decreased air pollution, especially for children, seniors and others susceptible to respiratory diseases.”

The project includes mixed-use development consisting of a 1,000-room hotel, 879 residential units, and 40,000 square feet of commercial uses. The project also includes 106,000 square feet of open space of public and private open space, including landscaped plazas that will be publicly accessible, including a 10,653 square-foot plaza at the corner of Georgia Street and Olympic Boulevard. The project's location, near numerous public transportation lines will encourage pedestrian circulation.

The project will replace existing surface parking lots and urgent care uses with a 1,000-room hotel, 879 residential units, and 40,000 square feet of commercial uses. The project also includes 106,000 square feet of open space of public and private open space, including landscaped plazas that will be publicly accessible, including a 10,653 square-foot plaza at the corner of Georgia Street and Olympic Boulevard.

The project is located within walking distance of several public transportation lines and is adjacent to designated bicycle lanes. Project residents and visitors will be within walking distance of retail, restaurants and jobs. In addition, the project provides 1,173 bicycle parking spaces and EV ready parking spaces, to encourage alternative means of transportation, thus reducing air pollution from vehicles. The project also provides HVAC systems for all residential units with the minimum Code required MERV 13 rated filters to improve the health and welfare of project residents

As discussed above, the project includes bicycle parking and EV ready spaces to help reduce GHG emissions during operation of the project.

Mobility Element:

Mobility Plan 2035, the Mobility Element of the General Plan, will not be negatively affected by the recommended action herein. The project is consistent with the five goals of the plan to provide:

1. Safety First
2. World Class Infrastructure
3. Access for All Angelenos
4. Collaboration, Communication and Informed Choices
5. Clean Environments & Healthy Communities

Pursuant to Mobility Plan 2035, the designations of the project's adjacent streets are:

Olympic Boulevard is a designated Boulevard II in Mobility Plan 2035 with a right-of-way width of 110 feet, and is improved with a gutter, curb, and sidewalk along the project site's South street frontage. Olympic Boulevard is a two-way street with no parking permitted. Bureau of Engineering is requesting a 2-foot dedication and improvement of the existing sidewalk. James M. Wood Boulevard is a designated Modified Avenue II in Mobility Plan 2035 with a right-of-way width of 80 feet, and is improved with a gutter, curb, and sidewalk along the project site's North street frontage. James M. Wood Boulevard is a one-way street with no on-street parking permitted. Bureau of Engineering is requesting a 5-foot dedication and improvement of the existing sidewalk. Bixel Street is a designated Local Street - Standard in Mobility Plan 2035 with a right-of-way width of 60 feet, and is improved with a gutter, curb, and sidewalk. Bixel Street is a two-way street with on-street parking. Bixel Street is a Cul-De-Sac located along the southwestern portion of the project site. Georgia Street is a designated Collector in Mobility Plan 2035 with a right-of-way width of

66 feet, and is improved with a gutter, curb, and sidewalk along the East street frontage. Georgia Street is a two-way street with on-street parking. Bureau of Engineering is requesting a 6-foot dedication and improvement of the existing sidewalk. The project site is served by the following transit and bus lines:

- Metro Local Lines: 66 and 81
- Metro Limited Lines 330 and 355
- Metro Express Lines 442 and 460
- Metro Rapid 728, 733, and 770
- Metro Silver Line
- LADOT DASH F
- LADOT Commuter Express Bus Lines 419, 423, 438, 448
- Foothill Transit Lines: 493, 497, 498, 499, and 699
- Foothill Transit Silver Streak
- OCTA Lines: 701 and 721
- Santa Monica Big Blue Bus Rapid 10
- Torrance Transit 4X
- Metro Blue Line (Pico Station at Flower Street/Pico Boulevard)
- Metro Expo Line (Pico Station at Flower Street/Pico Boulevard)
- Metro Red Line (7th Street/Metro Center Station)
- Metro Purple Line (7th Street/Metro Center Station)

Bicycle Lanes are proposed in the 2010 Bicycle Plan for Figueroa Street, Flower Street, Hill Street, 11th Street east of Main Street, Pico Boulevard, and Venice Boulevard. Bicycle Routes/bicycle-friendly streets are also proposed on Hope Street north of Pico Boulevard, 11th Street west of Main Street, and Pico Boulevard east of Hope Street. The dedicated bicycle lanes on Figueroa Street are estimated to be installed by the completion of Phase 1 of the project (second quarter of 2020). As shown in the Mobility Plan, the Bicycle Enhanced Network designates Figueroa Street (between 7th Street and 11th Street), and 11th Street (between Figueroa Street and Broadway) for priority planned bicycle lanes, and 11th Street (west of Figueroa) for inclusion in the Priority Neighborhood Enhanced Network. The Bicycle Lane Network would include priority planned bicycle lanes on Venice Boulevard/16th Street and planned bicycle lanes on Flower Street, Hill Street, Pico Boulevard, and Washington Boulevard. The bicycle lanes on Figueroa Street have been constructed as part of the MyFig project, and are currently improved with protected bicycle lanes.

Bicycle lanes, which are facilities where bicycles have use of a dedicated and striped lane within the roadway, are a component of street design with dedicated striping, separating vehicular traffic from bicycle traffic. These facilities offer a safer environment for both cyclists and motorists. Bicycle routes, which are facilities where bicycles share the lane with vehicular traffic on a marked and signed roadway, are identified as bicycle-friendly streets where motorists and cyclists share the roadway and there is no dedicated striping of a bicycle lane. Bicycle routes are preferably located on collector and lower volume arterial streets.

Sewerage Facilities Element:

Improvements may be required for the construction or improvement of sewer facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants, which will assure compliance with the goals of this General Plan Element.

Redevelopment Plan:

Enacted on June 29, 2011, Assembly Bill 1x-26 (AB 26) revised provisions of the Community Redevelopment Law of the State of California, to dissolve all redevelopment agencies and community development agencies in existence and designate successor agencies, as defined, as successor entities. Among the revisions, the amendments to the law withdrew all authority to transact business or authorize powers previously granted under the Community Redevelopment Law (Section 34172.a.2), and vested successor agencies with all authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies (Section 34172.b). The CRA/LA, is the Designated Local Authority, and successor agency to the CRA.

The project site is located within the boundaries of the City Center Redevelopment Project Plan area. As such, consistency with the Redevelopment Plan goals and objectives must be examined together with the land use policies of the Central City Community Plan. The project is consistent with the following objectives of the Redevelopment Plan:

1. To eliminate and prevent the spread of blight and deterioration and to rehabilitate and redevelop the project area in accordance with this plan.
2. To further the development of Downtown as the major center of the Los Angeles metropolitan region, within the context of the Los Angeles General Plan as envisioned by the General Plan Framework, Concept Plan, City-wide Plan portions, the Central City Community Plan, and the Downtown Strategic Plan.
3. To create an environment that will prepare, and allow, the Central City to accept that share of regional growth and development which is appropriate, and which is economically and functionally attracted to it.
4. To promote the development and rehabilitation of economic enterprises including retail, commercial, service, sports and entertainment, manufacturing, industrial and hospitality uses that are intended to provide employment and improve the Project Area's tax base.
5. To guide growth and development, reinforce viable functions, and facilitate the redevelopment, revitalization or rehabilitation of deteriorated and underutilized areas.
6. To create a modern, efficient and balanced urban environment for people, including a full range of around-the-clock activities and uses, such as recreation, sports, entertainment and housing.
7. To create a symbol of pride and identity which give the Central City a strong image as the major center of the Los Angeles Region.
8. To facilitate the development of an integrated transportation system which will allow for the efficient movement of people and goods into, through, and out of the Central City.
9. To achieve excellence in design, based on how the Central City is to be used by people, giving emphasis to parks, green spaces, streetscapes,

street tress, and places designed for walking and sitting, and to develop an open space infrastructure that will aid in the creation of a cohesive social fabric.

12. To provide a full range of employment opportunities for persons of all income levels.

The new residential units proposed as part of the Project will support Objective 3 by offering various options for new residents, as well as offering new commercial space located in a transit rich area, siting new commercial growth in a location aligned with City plans and policies. Furthermore, the location and additional residential and commercial uses support Objectives 2, 4, and 6 by contributing to a new skyline defining development, on a lot zoned and intended for high-density uses not currently occupied by such development. The Project will support the greater Downtown area and South Park as destinations, and provide additional space for uses that complement the nearby LASED, contributing to its economic vitality. The proposed development would include a hotel, in addition to 879 residential units and 40,000 square feet of retail and restaurant space, that provide a 24-hour community in downtown located one block from the LA Live, the Convention Center, and Staples Center. The project will comply with Objective 5 as the site consist of a large surface parking lot and an existing urgent care facility and office uses, that will be demolished and redeveloped with a mixed-use hotel, residential, and commercial project guiding growth and development in the area. The Project will achieve Objective 12 by generating new job opportunities associated with the 40,000 square feet of commercial space in, and a 1,000 room hotel. Additionally, the construction of the Project would create temporary construction-related jobs. It is estimated that approximately 75 workers would be employed during the excavation and grading phases of construction and approximately 1500 workers would be employed during the actual construction of the proposed building. In addition, during operation, the Project would generate approximately 792 net employees after the removal of the existing uses. The project would result in a 3,755% increase in tax revenue for the site, with an estimated annual tax revenue of \$10,000,000. Additionally, Option 2 would result in hotel tax revenue, as well as additional employment opportunities. The Project has a valuation of approximately \$1,000,000,000, and will incorporate union labor, resulting in additional investment in the surrounding community and region.

Therefore, the Project's new uses, employment opportunities, transit oriented location, and other community benefits make the Project consistent with the Redevelopment Plan.

1. Transfer of Development Rights Findings

- a. **Pursuant to Section 14.5.6 B.2 of the Los Angeles Municipal Code, the increase in Floor Area generated by the proposes Transfer is appropriate with respect to the location and access to public transit and other modes of transportation, compatible with other existing and proposed development and the City's supporting infrastructure or otherwise determined to be appropriate for the long term development of the Central City.**

The Proposed Project is a mixed-use development consisting of residential, commercial, and hotel uses, proposed at a Downtown location within walking distance of the Los Angeles Sports and Entertainment District (LASED), and part of the South Park Neighborhood. The location is adjacent to the city's premiere convention, entertainment,

and sports district, locating additional residents, employees, and hotel guests within walking distance to these uses. The Project is in conformance with General Plan Policies, and Objectives, as well as state and regional plans concentrating residential units and commercial space in close proximity to established transit and destinations. Furthermore, the location provides convenient access to the LASED and Downtown area, supporting businesses, institutions, restaurants, and other uses. The Project Site is in close proximity to employment centers in Downtown Los Angeles, and is well served by public transit providing comprehensive mobility options for residents, guests, visitors, and employees. Additionally, the proposed Project would include a theater (which could be used for meetings), a business center, spa, library, and pool, further supplementing existing amenities in the area that support the Convention Center as well as events in the Los Angeles Sports and Entertainment District.

The Proposed Project is transit accessible and is in close proximity to many bus transit lines, MTA rail lines (Metro Rail) and DASH service. The site is approximately 0.3 miles east of Pico Station with portals at Flower Street and Pico Boulevard, and is served by the Blue and Expo Lines, with connections to the Silver Line Bus route. The 7th Street/Metro Center Station is located approximately 0.4 miles northeast of the Project Site with station portals at the northeastern corner of 7th Street and Figueroa Street, at the northeastern corner of 7th Street and Flower Street, and at the northwestern corner of 7th Street and Hope Street. 7th/Metro Center Metro Rail station is served by Red, Purple, Blue, and Expo Lines, connecting passengers to Pasadena, East Los Angeles, Long Beach, Culver City, Santa Monica, Hollywood, Korea Town, and North Hollywood. Prior to project build out, Metro forecasts 2021 as completion of construction of the Regional Connector Project, which would expand service by connecting the Gold, Blue, and Expo Light Rail Lines expanding destinations at both stations. Additionally, MTA Bus lines serving the site include lines 66, 81, 442, and 460, the Metro Silver Line (910 and 950). LADOT Dash F, LADOT Commuter Express Bus Lines 419, 423, 438, 448 also have stops along Figueroa, as well as additional municipal bus lines. The Project site is located two blocks from the now completed MyFig project, which spans Figueroa Street from 7th street to Martin Luther King Jr. Boulevard, which includes bus boarding islands, traffic calming features, buffered and striped bike lanes, and enhanced wayfinding signage. The project is also in close proximity to multiple Metro Bike Share stations, including Figueroa and 9th, Hope and Olympic, Hope and 11th.

The Proposed Project is compatible with both existing and recently completed development in the area, as well as proposed development. Additionally, the project is not seeking entitlements that would alter the zone or the General or Community Plan. Recent high-rise multifamily mixed-use developments in the vicinity of the project include the four tower Metropolis development, with the highest tower reaching 56 stories located at Francisco Street and James M. Wood Boulevard, directly north of the site. Also nearby is the Circa development located at Flower Street and 12th Street consisting of two 35-story towers, Oceanwide Plaza located across the street from the Circa development at 53 stories, Hope and Flower towers 31 and 40 stories tall located at 1212 Flower Street, and multiple mid-rise residential developments throughout the South Park area. As well as the 54-story Ritz Carlton Hotel at the southeast corner of Georgia Street and Olympic Boulevard. The South Park neighborhood, as intended in the Community Plan, has seen a large number of additional residential units built in the past decade, the project as proposed would follow this trend, consistent with large scale high-rise mixed-use developments listed above, similarly located adjacent or in the LASED. Furthermore, proposed development located at the northwest corner of James M. Wood Boulevard and Georgia Street, Olympic Boulevard and Figueroa Street, as well as two parcels north, on the north side of the Hotel Figueroa, each have mixed-use, mid- or high-rise projects proposed, each with hotel components. Specifically, 926 James M. Wood Boulevard

would include a 247-room hotel and amenities, 813 Olympic Boulevard would include a 58-story high-rise tower, with 373 hotel rooms and 374 residential units, and 913 South Figueroa Street would include 220-room hotel, and 200 residential units. The project as proposed is consistent with both existing and proposed development in the South Park neighborhood, as well as additional development planned for the Central City Community Plan Area.

The Central City Community Plan includes residential objectives, and commercial objectives and policies which encourage this type of development in the area. Furthermore, the General Plan Framework Element designates the area as Regional Center Commercial. The Framework Element characterizes Regional Commercial Center Land Use Designation as “intended to serve as the focal points of regional commerce, identity, and activity.” “They are typically high-density places whose physical form is substantially differentiated from the lower-density neighborhoods of the City. Generally, regional centers will range from FAR 1.5:1 to 6:1 and are characterized by six- to twenty-story (or higher) buildings as determined in the Community Plan.” The Framework Element includes goals and objectives consistent with this description, which indicate the proposed development and recent developments in the area are consistent with the intent of the Land Use Designation.

The Project’s location is well served by infrastructure, as the area is currently developed with a mix of uses, each connected to various existing utilities serving the area. The recent expansion of development has furthermore resulted in extensive study, and provision if deemed necessary, of utilities in the area. As discussed in the Draft EIR, prepared for the Project is estimated to generate a net total of approximately 361,894 gallons per day (or 0.36 million gallons per day) of wastewater. Wastewater generated by the Project would flow to the Hyperion Water Reclamation Plan (HWRP), which has an available treatment capacity of 88 million gallons per day and adequate capacity to treat the Project’s wastewater. As part of the Project’s permit process, the City would conduct further detailed gauging and evaluation to confirm specific sewer connection points and capacity. As discussed in the Draft EIR, a Water Supply Assessment was prepared for the Project by the Los Angeles Department of Water and Power (LADWP). LADWP estimates that the Project (under Option 2) would consume approximately 314,712 gallons of water per day. LADWP concluded that projected water supply available during normal, single dry, and multiple-dry water years as included in the 25-year projection of the 2015 Urban Water Management Plan (UWMP) is sufficient to meet the projected water demand associated with the Project, in addition to the existing and planned future demand on LADWP. In addition, with regards to the Water Supply Assessment, the Project has voluntarily agreed to incorporate a variety of water conservation measures into the Project that are beyond those required by law. As discussed in the Draft EIR, the Project would consume approximately 15,895,170 kilowatt hours (kw-h) of electricity (or 15.895 MWh) per year and approximately 30,348,050 kBtu of natural gas per year. LADWP’s current and planned electricity supplies have the capacity to support the Project’s electricity consumption (see correspondence from LADWP contained in Appendix M-2 of the Draft EIR).

The site is centrally located near frequent transit services, would be compatible with densely developed surroundings, and would be in close proximity to jobs, housing, and a wide range of uses and public services. The intensity and mix of the proposed residential and commercial uses are compatible with the current density and mix of uses in the area, and will contribute to the establishment of a 24-hour community in downtown Los Angeles. The Transfer is appropriate for the long-term development of the Central City because it will enable the project to include residential, hotel, and commercial uses in the South Park area, contributing to the revitalization and modernization of Downtown Los Angeles including job creation and increased City tax revenue generation, maintaining the strong

image of downtown as the major center of the metropolitan region, and serving as a linkage and catalyst for other downtown development.

b. The Project is consistent with the purposes and objectives of the Redevelopment Plan.

Enacted on June 29, 2011, Assembly Bill 1x-26 (AB 26) revised provisions of the Community Redevelopment Law of the State of California, to dissolve all redevelopment agencies and community development agencies in existence and designate successor agencies, as defined, as successor entities. Among the revisions, the amendments to the law withdrew all authority to transact business or authorize powers previously granted under the Community Redevelopment Law (Section 34172.a.2), and vested successor agencies with all authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies (Section 34172.b). The CRA/LA, is the Designated Local Authority, and successor agency to the CRA.

The project is located in the City Center Redevelopment Plan Area. The City Center Redevelopment Plan's primary objective is eliminating and preventing blight in the area. The project supports and is consistent with the following objectives of the City Center Redevelopment Plan.

1. To eliminate and prevent the spread of blight and deterioration and to rehabilitate and redevelop the project area in accordance with this plan.
2. To further the development of Downtown as the major center of the Los Angeles metropolitan region, within the context of the Los Angeles General Plan as envisioned by the General Plan Framework, Concept Plan, City-wide Plan portions, the Central City Community Plan, and the Downtown Strategic Plan.
3. To create an environment that will prepare, and allow, the Central City to accept that share of regional growth and development which is appropriate, and which is economically and functionally attracted to it.
4. To promote the development and rehabilitation of economic enterprises including retail, commercial, service, sports and entertainment, manufacturing, industrial and hospitality uses that are intended to provide employment and improve the Project Area's tax base.
5. To guide growth and development, reinforce viable functions, and facilitate the redevelopment, revitalization or rehabilitation of deteriorated and underutilized areas.
6. To create a modern, efficient and balanced urban environment for people, including a full range of around-the-clock activities and uses, such as recreation, sports, entertainment and housing.
7. To create a symbol of pride and identity which give the Central City a strong image as the major center of the Los Angeles Region.
8. To facilitate the development of an integrated transportation system which will allow for the efficient movement of people and goods into, though, and out of the Central City.

9. To achieve excellence in design, based on how the Central City is to be used by people, giving emphasis to parks, green spaces, streetscapes, street trees, and places designed for walking and sitting, and to develop an open space infrastructure that will aid in the creation of a cohesive social fabric.
12. To provide a full range of employment opportunities for persons of all income levels.

The new residential units proposed as part of the Project will support Objective 3 by offering various options for new residents, as well as offering new commercial space located in a transit rich area, siting new commercial growth in a location aligned with City plans and policies. Furthermore, the location and additional residential and commercial uses support Objectives 2, 4, and 6 by contributing to a new skyline defining development, on a lot zoned and intended for high-density uses not currently occupied by such development. The Project will support the greater Downtown area and South Park as destinations, and provide additional space for uses that complement the nearby LASED, contributing to its economic vitality. The proposed development would include a hotel, in addition to 879 residential units and 40,000 square feet of retail and restaurant space, that provide a 24-hour community in downtown located one block from the LA Live, the Convention Center, and Staples Center. The project will comply with Objective 5 as the site consist of a large surface parking lot and an existing urgent care facility and office uses, that will be demolished and redeveloped with a mixed-use hotel, residential, and commercial project guiding growth and development in the area. The Project will achieve Objective 12 by generating new job opportunities associated with the 40,000 square feet of commercial space, and a 1,000 room hotel. Additionally, the construction of the Project would create temporary construction-related jobs. It is estimated that approximately 75 workers would be employed during the excavation and grading phases of construction and approximately 1500 workers would be employed during the actual construction of the proposed building. In addition, during operation, the Project would generate approximately 792 net employees after the removal of the existing uses. The project would result in a 3,755% increase in tax revenue for the site, with an estimated annual tax revenue of \$10,000,000. Additionally, the Project would result in hotel tax revenue, as well as additional employment opportunities. The Project has a valuation of approximately \$1,000,000,000, and will incorporate union labor, resulting in additional investment in the surrounding community and region.

Therefore, the Project's new uses, employment opportunities, transit oriented location, and other community benefits make the Project consistent with the Redevelopment Plan.

c. The Transfer serves the public interest by complying with the requirements of section 14.5.9 of the LAMC

The Project proposes 50 percent of its transfer payment to the Public Benefit Trust Fund, and the payment was calculated pursuant to Section 14.5.9 C. The Project therefore complies with the requirement of a 50 percent minimum payment to the Trust Fund. Additional allocations are being made to the Los Angeles Housing and Community Investment Department Affordable Housing Trust Fund, providing affordable housing in the area, both a goal of the City and identified need across the region. Additional allocations include Skid Row Housing Trust and LAMP (formerly Los Angeles Men's Place) Community (Los Angeles Men's Place), providing homeless services, supporting the myriad of programs and goals the city has established to alleviate homelessness.

Finally, allocations to Renew Pershing Square and the LA Neighborhood Land Trust will improve urban open space and parks. Below is a summary of the plan.

Olympia Public Benefit Payment Transfer Plan		
Total Public Benefit Payment		\$36,396,948
50% Public Benefit Cash Payment		\$18,198,474
50% Public Benefit Direct Provision		\$18,198,474
Allocation of Public Benefit Direct Provision		
HCID	22.5%	\$8,189,313.30
Skid Row Housing Trust	11.5%	\$4,185,649.02
LAMP Community	11.5%	\$4,185,649.02
Department of Recreation and Parks (Redevelopment of Pershing Square Park)	2.25%	\$818,931.33
LA Neighborhood Land Trust	2.25%	\$818,931.33
Total	100%	\$36,396,948

- d. **The Transfer is in conformance with the Community Plan and any other relevant policy documents previously adopted by the Commission or the City Council.**

The project site is located within the Central City Community Plan and has a Regional Center Commercial and High Density land use designations. The Central City Community Plan describes the Transfer of Floor Area Ratio (TFAR) as follows (page III-19):

"The transfer of floor area between and among sites is an important tool for Downtown to direct growth to areas that can best accommodate increased density and from sites that contain special uses worth preserving or encouraging."

The transfer is in conformance with the Central City Community Plan and other relevant policy documents in that the Community Plan provides for transfers of floor area up to 13:1 floor area ratio on parcels in Height District 4D and that the transfer allows for the project to advance a number of specific objectives and policies contained in the Community Plan, including:

Central City Community Plan

Residential

Objective No. 1-1: To promote development of residential units in South Park.

Objective No. 1-2: To increase the range of housing choices available to Downtown employees and residents.

Commercial

Objective 2-2: To retain the existing retail base in Central City

Objective 2-3:	To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.
Policy 2-3.1:	Support the development of a hotel and entertainment district surrounding the Convention Center/Staples Arena with linkages to other areas of Central City and the Figueroa corridor.
Objective 2-4:	To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism
Objective 2-4.1	Promote night life activity by encouraging restaurants, pubs, night clubs, small theaters, and other specialty uses to reinforce existing pockets of activity

The proposed mixed-use project supports Objective 1-1 and Objective 1-2 by providing up to 879 residential units within three high-rise towers arranged on the Project Site. Within each tower, a mix of one-, two-, and three-bedroom units would be provided. By providing a range of unit and bedroom sizes, and its location in the South Park neighborhood of the Community Plan, the project supports both Objective 1-1 and Objective 1-2.

The Project would also support Commercial Objectives 2-2 and 2-4 as the project provides 40,000 square feet of new commercial space, supporting the existing commercial base in Central City as well as offering opportunities for new uses. The amount of commercial space allows for flexibility in leasehold sizes, and thereby uses, supporting both new and current uses in the Central City area. The project is also seeking a Conditional Use to serve alcoholic beverages, further allowing for flexibility in uses between retail and restaurant uses and helping to create an active, 24-hour Downtown. The addition of new uses, as well as up to 1,367 residential units in the South Park neighborhood supports the existing retail base by strengthening current and creating new residential demand for goods and services, as well as creating synergy between different commercial uses in the area, including LA Live, Staples Center, and the Convention Center.

The Project also complies with Objectives 2-3 and Policy 2-3.1 by creating a 1,000-room hotel and 40,000 square feet of commercial uses located one block from LA Live, Staples Center, and the Convention Center. The proximity to this entertainment district would locate both visitors and residents adjacent to Downtown and the Los Angeles Convention Center, which host various businesses, conventions, trade shows, and tourist destinations, both providing a linkage to the Figueroa corridor. The Project will incorporate sidewalk treatments, a publicly accessible plaza, and landscaping throughout the Project Site and perimeter that will encourage pedestrian street activity to help achieve Policy 2-3.1. The hotel and commercial uses will help create a vibrant 24-hour downtown environment that will serve the residents and employees of the South Park area, as well as tourism to achieve Objective 2-4 and Objective 2-4.1

The Proposed Project would locate additional residents, commercial uses, and a hotel in close proximity to both the Convention Center and Downtown; and additional residents in the area, providing commercial uses to meet new and current resident and visitor needs, supporting the Convention Center and the Los Angeles Sports and Entertainment District and contributing to a 24-hour Downtown environment.

Therefore, the Project is consistent with the Central City Community Plan.

2. Supplemental Use District Findings - Sign District

- a. The proposed Sign District is in conformance with the purposes, intent and provisions of the City of Los Angeles General Plan.

The Project proposes to establish a Sign District in conjunction with the development of a mixed-use project on a 141,987-square-foot site (3.26 acres) located within the Central City Community Plan area of the City of Los Angeles (City). The Project includes three (3) high-rise towers (65-story 'Tower A'; 43-story 'Tower B'; and 53-story 'Tower C'), including a four-story podium connecting all three towers. Overall, the new building would comprise up to 1,845,831 square feet of floor area. Tower A would include up to 1,000 hotel rooms and up to 19,952 square feet of restaurant/retail uses. Tower B would include up to 363 residential units and up to 11,769 square feet of restaurant/retail uses. Tower C would include up to 516 residential units and up to 8,279 square feet of restaurant/retail uses. The tallest tower, Tower A, would have a maximum height of 853 feet above ground level. The proposed uses would be supported by up to 2,131 parking spaces and 1,548 bicycle parking spaces located in five subterranean levels and four above ground parking levels. To accommodate the Project, the existing 43,892 square-foot medical office and urgent care facility, and associated surface parking lot area would be removed.

The proposed mixed-use project is consistent with the purpose, intent, and provisions of the General Plan Framework Element and the Center City Community Plan.

Framework Element

The Framework Element for the General Plan (Framework Element) 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 set forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

Land Use Chapter

The Framework Element's Land Use Chapter (Chapter Three) establishes general principles to encourage growth and increase land use intensity around transit nodes, to create a pedestrian oriented environment while promoting an enhanced urban experience and provide for places of employment. The project site is designated as Regional Center Commercial in the Central City Community Plan. The Framework Element's Land Use Chapter identifies Regional Centers as the focal points of regional commerce, identity, and activity. The Framework Element further states that regional centers, typically, provide a significant number of jobs and many non-work destinations that generate and attract a high number of vehicular trips. Consequently, each center shall function as a hub of regional bus or rail transit both day and night. Good quality street, area, and pedestrian lighting is essential to generating feelings of safety, comfort, and well being necessary for ensuring public nighttime use of transit facilities. Per the Framework Element, regional centers are typically high-density places whose physical form is substantially differentiated from the lower-density neighborhoods of the City. Generally, regional centers will range from FAR 1.5:1 to 6:1 and are characterized by six- to twenty-story (or higher) buildings as determined in the Community Plan. Their densities and functions support the development of a comprehensive and inter-connected network of public transit and services.

The proposed project is consistent with and meets the goals of the Regional Center designation by providing a mixed-use project with up to 879 residential units, a 1,000 room hotel, and 40,000 square feet of commercial use. The Project is located within approximately 1500 feet of both 7th Street/Metro Center Station and Pico Station, both served by the Metro Blue and Expo Light Rail lines, with 7th Street/Metro Center also served by the Metro Red and Purple Lines. The project site is served by multiple Metro, LADOT, and municipal bus routes, as well as the Metro Silver Line limited-service bus line. The project site is located adjacent to the Los Angeles Sports and Entertainment District, adjacent to numerous commercial and entertainment destinations, as well as Staples Center and the Los Angeles Convention Center. The project will provide pedestrian amenities with improved streetscape treatments, ground level retail along James M. Wood Boulevard, Georgia Street, and Olympic Boulevard, publicly accessible open space along Georgia Street with a plaza at the corner of Georgia Street and Olympic Boulevard. The project proposes a Sign District, which will not materially deviate from the provisions of the General Plan, using definitions that are consistent, sign typologies that are not novel, and meeting the requirements for initiation of the District. Furthermore, the Sign District is consistent with, or more restrictive than recently approved sign districts, and more restrictive than the adjacent LASED Sign District. The project is therefore consistent with the appropriate land uses for the Regional Center land use designation as envisioned in the Framework Element.

The Sign District would establish sign regulations that would create a unified signage theme to further enhance the Olympia Development, as well as further enhancing the unique entertainment and transit-oriented character of the area beyond the boundaries of the Los Angeles Sports and Entertainment District (LASED). The recommended standards would allow for flexibility in design, size, and location of digital display signs. The sign regulations would be consistent with the methods for calculating allowable sign areas and locations of the LAMC and surrounding Sign Districts. It also addresses signage illumination in general, and provides specific standards related to digital signage, while also permitting the use of digital signs for off-site advertisement. The installation of digital signs with off-site advertising would be done in conjunction with a reduction of signage blight within the larger neighborhood context. The recommended signage would further enhance the improvements and Project provided public open space along Georgia Street as part of the Olympia Development. In addition to improving the site with much needed housing and commercial space, the public right-of-way will be improved with wider sidewalks and landscaping. The enhanced public right-of-way will serve to provide the next steps towards transforming Georgia Street into a multi-modal corridor alternative to Figueroa Street. As recommended, the Sign District would be consistent with and support the objectives of the Framework Element.

The project meets the following objectives and policies set forth in the Framework Element's Land Use chapter.

Regional Centers:

General Plan Framework's land use objectives and policies for the Regional Center Commercial designation.

- Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit

corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

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

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

The project would integrate housing, commercial uses, a hotel, and amenities in proximity to local and regional public transit, including less than 1,500 feet from the 7th Street/Metro Center transit hub with access to the Metro Red, Purple, Blue, and Expo Line rail transit as well as numerous bus lines. The Project is also less than 1,500 feet from the Pico Station, which is served by the Metro Blue and Expo Lines. The Project is also located three blocks from the MyFig project, which offers expanded transit amenities, such as bus lanes, bus boarding islands, as well as bicycle lanes, and wayfinding signage. The project would be pedestrian-oriented with access to the site from all of the surrounding streets, and entrances to commercial spaces along Georgia Street. A landscaped plaza at the corner of Georgia Street and Olympic Boulevard would be designed to complement and respond to the adjacent cinema located on the south side of Olympia Boulevard, and would provide linkages to the LA Live Entertainment District, Downtown Los Angeles, MyFig, and other surrounding uses. The corner plaza would include one of the proposed signs in the district, activating the space, as well as continuing continuity with other uses in the more permissive LASED Sign District. The Project will locate multi-family residential units, retail, and restaurant uses adjacent to these regional mobility amenities, further promoting pedestrian activity and multi-modal accessibility for residents and visitors. This would ensure complementary and supportive uses within the regional center designation. Additionally, the addition of a hotel, open space, and additional residents supports the Los Angeles Sports and Entertainment District by siting a hotel, retail commercial and restaurant uses, as well as additional residents within the district. Generally, regional centers are characterized by 6- to 20-story (or higher) mid- and high-rise buildings with a floor-to-area ratio of 1.5:1 to 6:1 as determined in the Community Plan.

Distribution of Land Use:

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

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled and air pollution.

Objective 3.4: Distribution of Land Use: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

The proposed project complies with the intent of the objectives listed above related to distribution of land. The projects contains residential retail, and a hotel development located on the same site within the South Park neighborhood of the Central City Community Plan Area. The Project Site is located adjacent to the Los Angeles Sports and Entertainment District, as well as walking distance to Downtown, 7th Street/Metro Center, and Pico Station, providing connections throughout the region, and access to a myriad of commercial uses in Downtown Los Angeles. The project would include a hotel use, with up to 1,000 rooms, contributing towards the Mayor's Goal to develop new hotel rooms within walking distance of the Convention Center, as well as residential and commercial uses, in a transit rich, Downtown adjacent LASED. The project will provide visitors, current and future residents with transit accessible employment, hotel, commercial, and residential uses. The project proposes up to up to 879 new residential units, supporting the needs of current and future residents, and contributing to the Mayor's Goal 1 of Executive Directive 13 of 100,000 new housing units by 2021.

Central City Community Plan

The project site is located within the Central City Community Plan. The Plan designates the project site for Regional Center Commercial Land Uses with corresponding zones of CR, CR1.5, C2, C4, C5, R3, R4, R5, RAS3, and RAS4 zones, which allow for the project's proposed residential and commercial uses. The project site is currently zoned C4-2D. Although the existing "D" Development Limitation restricts the maximum floor area ratio (FAR) to 6:1, the "D" limitation allows for up to 13:1 FAR with a Transfer of Development Rights, which the project is seeking. As set forth below, the project is consistent with the Community Plan.

The Central City Community Plan text includes the following relevant land use objectives, policies and programs:

Residential

- Objective No. 1-1:** To promote development of residential units in South Park.
- Objective No. 1-2:** To increase the range of housing choices available to Downtown employees and residents.

Commercial

- Objective 2-2:** To retain the existing retail base in Central City
- Objective 2-3:** To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.
- Policy 2-3.1:** Support the development of a hotel and entertainment district surrounding the Convention Center/Staples Arena with linkages to other areas of Central City and the Figueroa corridor.

Objective 2-4:

To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism

The proposed mix use project supports the objectives of the Central City Community Plan through the provision of the uses the Project proposes. Specifically, Objective 1-1 and Objective 1-2 will be supported through the development of up to 879 residential units. The Project proposes to arrange the residential units in three high rise towers arranged on the project site (43 stories, 53 stories, and 65 stories). Within each tower a mix of one, two, and three bed-room units would be provided, with additional one bed-room configurations in Tower A and towers B and C. By providing a range of unit and bedroom sizes, and its location in the South Park neighborhood of the Community Plan, the project supports both Objective 1-1 and Objective 1-2.

The Project would also support Commercial Objectives 2-2 and 2-4 as the project provides 40,000 square feet of new commercial space, supporting the existing commercial base in Central City as well as offering opportunities for new uses. The amount of commercial space allows for flexibility in leasehold sizes, and thereby uses, supporting both new and current uses in the Central City area. The project is also seeking a Conditional Use to serve alcoholic beverages, further allowing for flexibility in uses between retail and restaurant uses. The addition of new uses, as well as up to 879 residential units in the South Park neighborhood supports the existing retail base by strengthening current and creating new residential demand for goods and services, as well as creating synergy between different commercial uses in the area.

The project also complies with Objectives 2-3 and Policy 2-3.1. The project would create a 1,000-room hotel and 40,000 square feet of commercial uses located 1 block from LA Live, Staples Center, and the Convention Center. The proximity to the entertainment district would locate both visitors and residents adjacent to Downtown and the Los Angeles Convention Center, which host various businesses, conventions, trade shows, and tourist destinations, both accessible from the Figueroa Corridor. The project will incorporate sidewalk treatments, and landscaping throughout the project site and perimeter that will encourage pedestrian street activity to help achieve Policy 2-3.1. The hotel and commercial uses will help create a vibrant 24-hour downtown environment that will serve the residents and employees of the South Park area, as well as tourism to achieve Objective 2-4. Furthermore, the proposed Sign District will contribute to the economic vitality of both the Project and LASED by furthering the attractiveness of the area as a vibrant 24-hour entertainment district. The sign district will further augment the Convention Center and be consistent with the surrounding pedestrian environment.

The Project would support Objectives 2-3, 2-4, and Policy 2-3.1 by locating additional residents and commercial uses in close proximity to both the Convention Center and Downtown. The commercial space and residential units proposed by the project locates additional residents in the area, and provides commercial uses to meet new and current residents and visitors needs, supporting the Convention Center and LA Live entertainment district, and contributing to a 24-hour Downtown environment.

- b. **The project is in conformity with public necessity, convenience, general welfare, and good zoning practice.**

The proposed Sign District is proposed in conjunction with the development of a mixed-use development project, which seeks to support, augment, and contribute to the LASED, Los Angeles Convention Center, as well as the South Park neighborhood, and Downtown

Los Angeles area as a whole. The Project Site is located across Olympic Boulevard and Georgia Street from sites governed by the LASED Specific Plan, as well as south of the Metropolis Sign District located to the north of the Project Site across James M. Wood Boulevard. The character of the LASED is consistent with nearby high-density, mixed-use structures, many with large digital displays and digital signs. Additionally, the LA Live entertainment complex, Staples Center sports arena, and the Los Angeles Convention Center are located approximately 825 feet south of the project site. Each of the developments in the District includes displays, signs, or other features, which contribute to the District and the unique atmosphere of the area. The project as proposed seeks to contribute to the District with additional residents, employees, visitors, and hotel guests, and advertisement opportunities maintaining the unique atmosphere of the area. As recommended, the Sign District would establish signage regulations that take into consideration the location and configuration of the site as it relates to the surrounding District and development.

The Olympia Sign District would encompass the 3.26 acre site that is bounded by James M. Wood Boulevard to the north, Georgia Street to the east, Olympic Boulevard to the south, and the Bixel Street Cul-de-sac and SR-110 (Harbor Freeway) to the west. The Project Site is located two blocks east of Figueroa Street, and would be consistent with the intent to promote the growth of the area beyond Figueroa Street by incorporating properties located between Figueroa Street and the 110 Freeway.

The other commercial areas in the vicinity also include additional signage, density, and large unified uses such as the Convention Center, Staples Center, and other large mixed-use developments, which include off-site advertisements, hotel, residential, and commercial uses. The unique concentration of this character contributes to the attraction of the District as a destination in the region, as well as supporting the businesses, entertainment uses, and Los Angeles Convention Center. The sign district is expected to attract visitors to adjacent entertainment, businesses, retail establishments, and restaurants in the surrounding area. Furthermore, the sign district creates an area where the placement of additional signage, entertainment venues, and other similar uses is appropriate given its proximity to the LASED complex and existing sign district.

Olympia Sign District Comparison				
	Metropolis	LASED (district B)	LAFC (freeway facing signs only)	Olympia
Refresh Rate	Controlled, 8 seconds	Animation allowed from 35-100 feet above ground level.	Controlled, 8 seconds	Controlled, 8 seconds, Non-Controlled for Sign A (Animation allowed)
On-Site or Off-Site	Off-site	Off-site	On-site, off-site	Off-site
Illumination Standards	Night time 300 candelas, Daytime 5,000 candelas	Illumination is permitted	0.3 foot-candles above ambient. No greater than 300 candelas after sunset and before sunrise	0.3 foot-candles for signs B and C above ambient, 300 candelas after sunset and before sunrise, 0.6 foot candles for sign A above ambient, 600 candelas after sunset and before sunrise
Sunset Transition Requirements	Beginning 45 minutes prior to sunset and concluding 45 minutes after	N/A	Beginning 45 minutes prior to sunset and concluding 45 minutes after	
Hours Of Operation	7 am to midnight	Dawn to 2am	Dawn to midnight (exceptions for events)	Dawn to midnight

The further development of the LASED as a destination is of public necessity to support and maintain the Los Angeles Convention Center, which as a public facility contributes to the welfare of the City as whole. Additionally, conventions and other activities in the District generate additional revenue which benefits the public at large through the City General Fund. The off-site signage the Project seeks would advertise businesses, and attract visitors that generate additional revenue throughout the City, supporting additional economic activity in the City. The additional hotel uses, commercial spaces, and signage the project proposes contribute to the viability of the Convention Center through the continued development and enhancement of the District. By continuing to promote uses such as the Project, the District is enhanced with new attractive uses, drawing additional events, visitors, guests, and businesses. Furthermore the additional advertisement opportunities in proximity to the Convention Center work to retain and concentrate

advertisement for conventions and associated events in the District and direct vicinity of the Convention Center.

The design and size of the signs would be appropriately scaled to the podium level of the structure, seamlessly integrated into an architectural band spanning the podium. The proposed signs would not be excessive in size, and would be smaller than most signage approved for similar adjacent mixed-use developments. The signage is proposed as 20 feet by 60 feet, matching the height of the architectural band of the podium, and spanning 60 feet. The proposed signs would also be similar in operation to current signs in the district, and would not introduce a novel or unprecedented type of sign to the district. The Sign District incorporates regulations that are consistent with the Downtown Design Guide, further ensuring that the signs within the Sign District are compatible with the larger neighborhood context. Additionally, the Sign District contains provisions to address visual clutter and blight within the neighborhood by requiring the removal of existing Off-Site Signs prior to the installation of Off-Site Signs within the District. As such, the Olympia Sign District is consistent with the public necessity, convenience, general welfare, and good zoning practice.

Under Section 13.11 C, a Sign District may be adopted within a Supplemental Use District, provided it does not supersede its regulations. The Sign District will not supersede any regulations of the 'O' Oil Drilling District. Additionally, the project site is not subject to any conditions pursuant to the Oil Drilling District.

The proposed Sign District is consistent with various guidelines and standards applicable to the Project Site related to complementary uses and integration of signage with the design of the buildings, thereby ensuring consistency across the project site.

The enabling language for the establishment of sign districts, pursuant to LAMC Section 13.11 B requires that the following findings be made:

- (A) Each "SN" Sign District shall include only properties in the C or M Zones, except that R5 Zone properties may be included in a "SN" Sign District provided that the R5 zoned lot is located within an area designated on an adopted Community Plan as "Regional Center," "Regional Commercial," or "High Intensity Commercial," or within any redevelopment project area.

The site is located in the C2 zone with a Regional Center Commercial land use designation within the adopted Central City Community Plan area. The site is also located within the boundaries of the City Center Redevelopment Project Plan area.

- (B) No "SN" Sign District shall contain less than one block or three acres in area, whichever is smaller.

The amended Olympia Sign District, is 3.26 acres in size and consists of one City block.

- (C) The total acreage in the district shall include contiguous parcels of land which may only be separated by public streets, ways or alleys, or other physical features, or as set forth in the rules approved by the Director or Planning.

The amended Sign District consists of one contiguous City block.

- (D) Precise boundaries are required at the time of application for or initiation of an individual district.

The amended Sign District application submitted at the time of filing includes a radius map and legal description of the entire project site.

3. Conditional Use Beverage Findings

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

The Project proposes the demolition of an existing 43,892 square-foot medical office and urgent care facility and associated surface parking lot area, for the construction of 1,845,831 square-foot mixed-use development. The development would contain up to 879 residential condominiums, 1,000 key hotel, and up to 40,000 square feet of commercial space. three (3) high-rise towers (65-story 'Tower A'; 43-story 'Tower B'; and 53-story 'Tower C'), including a four-story podium connecting all three towers up to 1,845,831 square feet of floor area. The project's tallest tower would have a maximum height of 853 feet. The project will have a total of up to 2,131 parking spaces and 1,173 bicycle parking spaces. Bicycle and vehicle parking would be located in five subterranean levels and four above ground parking levels.

LAMC Section 12.24 W.1 allows a Conditional Use Permit to be granted for the sale and dispensing of alcoholic beverages. The Project requests a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption for one establishment, and on-site consumption for up to five establishments. The commercial establishments will be located at street level along Georgia Street, James M. Woods Boulevard, and Olympic Boulevard, as well as podium Levels 2 and 4.

The Project Site is located adjacent to the LASED, within the South Park neighborhood both of which have undergone significant changes in recent years, and are now characterized by large mixed-use developments, sports venues, entertainment venues, commercial uses, and restaurant uses. Additionally, a number of new hotels have been built in the area supporting the Convention Center. Additionally, as the Project is intended to support the LASED and Los Angeles Convention Center with its proposed hotel use, the alcohol services would further augment this intent. Providing additional restaurant options works to increase the attractiveness of both the LASED and Los Angeles Convention Center, further supporting area businesses, and the City. Restaurant uses with alcoholic services, as well as various hotel functions are necessary to support and provide amenities for the hotel use as proposed and consistent with various hotels in the area. Furthermore, concentration of alcoholic services in restaurants and entertainment venues is an integral part of the District and its attractiveness as a destination, is located directly south of the project site on the south side of Olympic Boulevard. This proximity makes the site important to the continued development of the LASED; the uses comprising the project augment, and additional alcohol services would further support the LASED as a 24-hour entertainment district.

The restaurants will also provide a beneficial service for the residents, employees, and visitors to the area, and the availability of alcohol sales is a desirable amenity that is typical of many restaurants and markets. The proposed alcohol service will improve the viability and desirability of the proposed restaurants and hotel. Further, as conditioned, the sale of alcoholic beverages will occur within a controlled environment within the store by trained employees, subject to security measures, limited hours of operation, STAR training, inspections, and evaluations of any nuisance complaints. 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. Hotel uses traditionally offer alcohol services as well, providing for full service accommodations to visitors. The proximity to the Los Angeles Sports and Entertainment District and Los Angeles Convention Center further create an appropriate atmosphere for the alcohol service, as well as expectations of alcoholic services in hotels and uses within entertainment, sports, and convention uses. Therefore, the grant for alcohol sales will be desirable to the public convenience and welfare and represents good zoning practice.

Therefore, as conditioned, the service of alcoholic beverages to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption for one establishment, and on-site consumption for up to five establishments will enhance the built environment in the surrounding neighborhood and provide a service that is beneficial to the community, city or region.

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

The project proposes the demolition of an existing 43,892 square-foot medical office and urgent care facility and associated surface parking lot, for the construction of 1,845,831 square-foot mixed-use development. The development would contain up to 879 residential condominiums, a 1,000-key hotel, and up to 40,000 square feet of commercial space, three (3) high-rise towers, including a four-story podium connecting all three towers up to 1,845,831 square feet of floor area. The project's tallest tower would have a maximum height of 853 feet.

The project site is located in the Central City (Community Plan) Area adjacent to the Harbor Freeway (SR-110). The site is bounded on each side by the Harbor Freeway (SR-110) and Bixel Street to the west, James M. Wood Boulevard to the north, Georgia Street to the east, and Olympic Boulevard to the south. Major arterials providing regional access to the Project Site vicinity include Figueroa Street, Olympic Boulevard, and James M. Wood Boulevard. Located within the South Park neighborhood, adjacent to both Downtown Los Angeles and the LASED the surrounding area is characterized by high-density high-rise structures, mid-rise residential complexes, large unified mixed-use, hotel, sports, and entertainment uses.

Uses immediately to the north consist of the high-density Metropolis residential development and Hotel Indigo. To the west is SR-110 (Harbor Freeway) and a one-story car dealership. East of the project site is low- to mid-rise commercial uses and residential uses, and located further east is the historic Hotel Figueroa. Directly adjacent to the Hotel Figueroa is a proposed project application for a mixed-use project consisting of 220 room hotel, 200 residential condominiums, and 984,940 square feet of commercial space. To the south of the Hotel Figueroa is a proposed mixed-use project consisting of 374 residential units, 373 hotel rooms, 33,498 square feet of office, 10,801 square feet of conference center, and 65,074 square feet of commercial space. Additionally, across Georgia Street is a proposed 247-room. Located south of the project site is the Los Angeles Sports and Entertainment District and Los Angeles Convention Center, consisting of various large entertainment and sports related uses. The surrounding area is generally zoned C2-4D, LASED, and is designated Regional Commercial Center land use. The nearest public schools (e.g. Los Angeles Universal Pre-School, Tenth Street Elementary School) are located one half mile away from the project site.

No evidence was presented at the Hearing Officer hearing or in writing that the sale of alcoholic beverages for on- and off-site consumption will be materially detrimental to the immediate neighborhood. The sales of alcohol will not be detrimental to nearby schools, since the establishments serving alcohol will be carefully controlled and monitored, and will be located a half mile away from the project site and buffered throughout this distance by a wide variety of existing commercial and residential uses. The project has been designed in a manner to enhance the public realm and improve the aesthetics and safety of the surrounding area. The inclusion of alcohol uses will allow for added vibrancy within the project, which is appropriate for a mixed-use transit priority project in a Regional Commercial Center. Furthermore, the location of the project site in close proximity to the LASED, characterized by primarily non-residential uses, or high-density residential uses, with numerous alcohol serving establishments nearby. Additional schools are unlikely to be located in the District, or immediately adjacent to the Project Site. Any establishments serving alcohol will be carefully controlled and monitored, while being compatible with immediately surrounding commercial uses consisting of the LASED, Los Angeles Convention Center, hotels, retail shops, restaurants and multi-family residential. The Proposed Project will provide a place for residents, workers and visitors to eat, drink, and socialize; as such, the sale of alcoholic beverages is a normal part of restaurant and hotel 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 in conjunction with food service, and hotel uses, therefore, 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. Furthermore, this grant also includes conditions of approval intended to address alcohol-related issues to safeguard public welfare and enhance public convenience, such as proper employee training. In addition, as each operator comes in, they will be required to file a plan approval to allow for the Zoning Administrator to review the floor plan, and impose any other conditions as deemed appropriate.

The location of the project's alcohol-sale will continue to add to the diversification of commercial activities being conducted in the area and will not adversely affect the surrounding neighborhood. As mentioned, the alcohol-sales will be compatible and complement the LASED and Los Angeles Convention Center. The proposed hours of operation are reasonable and the sale of alcohol is in conjunction with hotel and restaurant uses. Therefore, as conditioned, it is anticipated that the project features and uses will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or public health, welfare, and safety.

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

The elements of the General Plan establish policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the

Los Angeles Municipal Code (LAMC).

The Project site is located within the Central City Community Plan. The parcel is zoned C2-4D and is designated for Regional Center Commercial land uses. The proposed project will provide 40,000 square feet of commercial retail and restaurant uses along with required parking facilities.

The Community Plan text is silent with regard to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. Approval of the request is consistent with the general purpose, intent and provisions of the Central City Community Plan.

The amended Sign District supports the vision of the immediate area along Figueroa Street as an entertainment-oriented corridor. The project includes various streetscape and sidewalk improvements as well as publically accessible open spaces. Sidewalks will be activated with implementation of the hotel, ground floor retail and restaurant uses. The improvements to the project site will facilitate activity on the adjacent streets and sidewalks, encouraging pedestrian and bicycle travel and promoting the walkability of and around the project vicinity. Project elements, including an open space plaza, will create strong connections between the project and the adjacent LA Live, the Staples Center Arena, and the Los Angeles Convention Center. Additionally, the project site's close proximity to transit stops and stations support the project site as a significant mixed-use development to the area, as a destination for residents, employees, tourists and nearby neighborhoods. Therefore, the amended Sign District is appropriate for the entertainment based area. As such, the proposed project substantially conforms with the purpose, intent and provision of the General Plan.

Additional required findings for the sale of alcoholic beverages:

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

The subject property is located directly north of the LASED and Los Angeles Convention Center, as well as adjacent to various hotel and entertainment uses. Multi-family residential, commercial, and SR-110 (Harbor Freeway) are also located in the vicinity of the Project Site. A variety of commercial uses are an intrinsic part of the service amenities necessary for the conservation, development, and success of a vibrant neighborhood, especially entertainment districts, such as the LASED, as well as supporting hotel uses. As the LASED is one of the premiere entertainment destinations, alcohol services are common in the vicinity, and even necessary for the entertainment uses in the District. Furthermore, the Project Site is located in close proximity to Downtown, which also offers various 24-hour amenities. The surrounding area is characterized by various alcohol related uses; the introduction of another such establishment would not create an adverse or unique condition. As conditioned, the sale of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with the operation of new restaurants, hotel amenities, and any off-site sale establishments located on the Project Site will not adversely affect the welfare of the pertinent community. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, escort services, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees are required to undergo training on the sale of beer and wine including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions related to excessive noise, litter and noise prevention will safeguard the residential community.

Therefore, with the imposition of such conditions the sale of a full line of alcoholic beverages for on-site consumption at this location will further support and augment the Los Angeles Sports and Entertainment District, and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria in 2017, two (2) on-sale and one (1) off-sale licenses are allocated to Census Tract No. 2077.10. There are currently a total of 112 licenses (98 on-site and 14 off-site) in this Census Tract.

Within a 1,000-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

- (2) Type 20 Off Sale Beer and Wine
- (2) Type 21 Off Sale General
- (0) Type 40 On Sale Beer
- (1) Type 41 On Sale Beer and Wine - Eating Place
- (0) Type 42 On Sale Beer and Wine - Public Premises
- (20) Type 47 On Sale General - Eating Place
- (0) Type 48 On Sale General - Public Premises

According to statistics provided by the Los Angeles Police Department's Central Division, within Crime Reporting District No. 171, which has jurisdiction over the subject property, a total of 274 crimes were reported in 2017 (108 Part I and 166 Part II crimes), compared to the total citywide average of 191 crimes for the same reporting period.

Part 1 Crimes reported by LAPD include, Homicide (0), Manslaughter (0), Rape (3), Robbery (3), Aggravated Assault (7), Burglary (3), Auto Theft (4), Larceny (88). Part II Crimes reported include, Other Assault (22), Forgery/Counterfeit (2) Embezzlement/Fraud (2), Stolen Property (1), Weapons Violation (1), Prostitution Related (6), Sex Offenses (5), Offenses Against Family (1), Narcotics (7), Liquor Laws (23), Public Drunkenness (3), Disturbing the Peace (0), Disorderly Conduct (41), Gambling (0), DUI related (5), Moving Traffic Violations (3), and other offenses (37). Of the 247 total crimes reported for the census tract, five arrest were made for driving under the influence and 3 for public drunkenness.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. 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. No information was provided by LAPD showing that the approval of the

Master Conditional Use Permit would negatively impact the neighborhood. Of the 247 arrests in the crime district, only 11 percent (31) of the total were for alcohol-related offenses, and five (5) were for driving under the influence (DUI). The above figures indicate that the mixed-use development is located in a high crime reporting district. Due to high crime statistics, conditions typically recommended by the Los Angeles Police Department, such as those related to the STAR Program and age verification, have been imposed in conjunction with this Master Conditional Use Permit approval. Each establishment is part of a larger development will benefit from oversight of the building complex as a whole. Any concerns associated with any individual venue can be addressed in more detail through the Approval of Plans determination which is an opportunity to consider more specific operational characteristics as a tenant is identified and the details of each venue are identified. Security plans, floor plans, seating limitations and other recommended conditions, as well as the mode and character of the operation, will be addressed and assured through site specific conditions.

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

The Project Site is zoned for commercial uses and will continue to be utilized as such with the development of new restaurant uses on the project site. With regard to surrounding sensitive uses, there are the following within a 1,000-foot radius of the site:

- Olympic Primary Center, LAUSD facility 950 Albany Street.
- Vineyard Church, 1300 West Olympic Boulevard.
- The House – Los Angeles, 810 Garland Avenue
- LA Live Dog Park, La Live Way, between Olympic & 11th Street
- Multi-family residential uses

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. Both multi-family uses and LAUSD facility are located over 750 feet away from the proposed project, and across the elevated portion of the SR-110 Freeway (Harbor Freeway). As conditioned, the Project would protect the health, safety and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The Project is consistent with the zoning and in keeping with the existing uses adjacent to the development and will contribute to a neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore, as conditioned, the Project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

4. 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.**

The Project proposes to develop a mixed-use project (Project) on a 141,987-square-foot site (3.26 acres) located within the Central City Community Plan area of the City of Los Angeles (City). The Project includes three (3) high-rise towers (65-story 'Tower A'; 43-story 'Tower B'; and 53-story 'Tower C'), including a four-story podium connecting all three towers. The Project would provide up to approximately 163,015 square feet of open space and recreational amenities. Overall, the new building would comprise up to 1,845,831 square feet of floor area. A Sign District is proposed for the Project Site. The Project would include up to 1,000 hotel rooms and 879 residential units, and up to 40,000 square feet of restaurant/retail space. Tower A would include up to 1,000 hotel rooms and up to 19,952 square feet of restaurant/retail uses. Tower B would include up to 363 residential units and up to 11,769 square feet of restaurant/retail uses. Tower C would include up to 516 residential units and up to 8,279 square feet of restaurant/retail uses. The tallest tower, Tower A, would have a maximum height of 853 feet above ground level. The proposed uses would be supported by up to 2,131 parking spaces and 1,173 bicycle parking spaces located in five subterranean levels and four above ground parking levels. To accommodate the Project, the existing 43,892 square-foot medical office and urgent care facility, and associated surface parking lot area would be removed.

The proposed mixed-use project is consistent with the General Plan Framework Element, the Center City Community Plan, the Housing Element, and the City Center Redevelopment Plan discussed below:

Framework Element

The General Plan Framework, last 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 project is consistent with the following goals, objectives and policies of the Framework Element as described below.

Land Use Chapter

The Framework Element's Land Use Chapter (Chapter Three) establishes general principles to encourage growth and increase land use intensity around transit nodes, to create a pedestrian oriented environment while promoting an enhanced urban experience and provide for places of employment. The Project Site is designated as Regional Center Commercial in the Central City Community Plan. The Framework Element's Land Use Chapter identifies Regional Centers as the focal points of regional commerce, identity, and activity. The Framework Element further states that regional centers, typically, provide a significant number of jobs and many non-work destinations that generate and attract a high number of vehicular trips. Consequently, each center shall function as a hub of regional bus or rail transit both day and night. Good quality street, area, and pedestrian lighting is essential to generating feelings of safety, comfort, and well-being necessary for ensuring public nighttime use of transit facilities. Per the Framework Element, regional centers are typically high-density places whose physical form is substantially differentiated from the lower-density neighborhoods of the City. Generally, regional centers will range from FAR 1.5:1 to 6:1 and are characterized by six- to twenty-story (or higher) buildings as determined in the Community Plan. Their

densities and functions support the development of a comprehensive and interconnected network of public transit and services.

The Proposed Project is consistent with and meets the goals of the Regional Center designation by providing a mixed-use project with up to up to 879 residential units, 1,000-room hotel, and 40,000 square feet of commercial use. The Project is located within approximately 1500 feet of both 7th Street/Metro Center Station and Pico Station, both served by the Metro Blue and Expo Light Rail lines, with 7th Street/Metro Center also served by the Metro Red and Purple Lines. The project site is served by multiple Metro, LADOT, and municipal bus routes, as well as the Metro Silver Line limited-service bus line. The project site is located adjacent to the Los Angeles Sports and Entertainment District, adjacent to numerous commercial and entertainment destinations, as well as Staples Center and the Los Angeles Convention Center. The project will provide pedestrian amenities with improved streetscape treatments, ground level retail along James M. Wood Boulevard, Georgia Street, and Olympic Boulevard, publically accessible open space along Georgia Street with a plaza at the corner of Georgia Street and Olympic Boulevard. The Project proposes a 13:1 FAR after a Transfer of Development Rights. The project is therefore consistent with the appropriate land uses for the Regional Center land use designation as envisioned in the Framework Element.

The project meets the following objectives and policies set forth in the Framework Element's Land Use chapter.

Regional Centers:

General Plan Framework's land use objectives and policies for the Regional Center Commercial designation.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

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

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

The Project would integrate housing with commercial uses and amenities in proximity to local and regional public transit, including less than 1,500 feet from the 7th Street/Metro Center transit hub with access to the Metro Red, Purple, Blue, and Expo Line rail transit as well as numerous bus lines. The Project is also less than 1,500 feet from the Pico Station, which is served by the Metro Blue and Expo Lines. The Project is also located three blocks from the MyFig project, which offers expanded transit amenities, such as bus lanes, bus boarding islands, as well as bicycle lanes, and wayfinding signage. The project would be pedestrian-oriented with access to the site from all of the surrounding streets, and entrances to commercial spaces along Georgia Street. A landscaped plaza at the corner of Georgia Street and Olympic Boulevard would be designed to complement and respond to the adjacent cinema located on the south side of Olympia Boulevard, and would provide linkages to the LA Live Entertainment District, Downtown Los Angeles, MyFig, and other surrounding uses. The Project will locate multi-family residential units, retail, and restaurant uses adjacent to these regional mobility amenities, further promoting pedestrian activity and multi-modal accessibility for residents and visitors, ensuring complementary and supportive uses within the regional center designation. Additionally, the addition of a hotel, open space, and additional residents supports the Los Angeles Sports and Entertainment District by siting a hotel, retail commercial and restaurant uses, as well as additional residents within the district. Generally, regional centers are characterized by six- to 20-story (or higher) mid- and high-rise buildings with a floor-to-area ratio of 1.5:1 to 6:1 as determined in the Community Plan.

Distribution of Land Use:

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

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled and air pollution.

Objective 3.4: Distribution of Land Use: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

The Proposed Project complies with the intent of the objectives listed above related to distribution of land. The projects contains residential and retail development located on the same site within the South Park neighborhood of the Central City Community Plan Area. The Project Site is located adjacent to the LASED, as well as walking distance to Downtown, 7th Street/Metro Center, and Pico Station, providing connections throughout the region, and access to a myriad of commercial uses in Downtown Los Angeles. The proposed hotel use 1,000 would develop up to 1,000 rooms hotel rooms within walking distance of the Convention Center, as well as residential and commercial uses, in a transit-rich, Downtown-adjacent LASED. The Project will provide visitors, current and future residents with transit accessible employment, hotel, commercial, and residential uses. The project proposes up 879 new residential units, supporting the needs of current and future residents, and contributing to the Mayor's Goal 1 of Executive Directive 13 of 100,000 new housing units by 2021.

Urban Form and Neighborhood Design Chapter

Goal 5A: A livable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

Objective 5.2 Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Objective 5.5: Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.

Objective 5.9: Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.

Policy 5.9.2: Encourage mixed-use development which provides for activity and natural surveillance after commercial business hours through the development of ground floor retail uses and sidewalk cafes. Mixed-use should also be enhanced by locating community facilities such as libraries, cultural facilities or police substations, on the ground floor of such building, where feasible

The Proposed Project complies with the intent of the goal, objectives, and policy listed above by developing a high-quality mixed-use structure, with architectural elements which complement and respond to the surrounding area, and the continued architectural evolution of the South Park neighborhood. The ground floor and open space plaza respond to both elements and needs of the South Park neighborhood. The tower levels respond to both new high-rise mixed-use developments in South Park, as well as the more established Downtown Core. The Project also improves the public realm and safety of the area by providing publicly accessible open space along Georgia Street and Olympic Boulevard, as well as by locating commercial space on the ground floor and commercial and residential uses along Georgia Street at the podium levels. In addition to pedestrian scale lighting, the project will add more “eyes on the street” from the podium level uses, as well as streetscape improvements along Georgia Street, which both add to the quality and safety of the public realm and area. Furthermore, the Project’s proposed bicycle hub would be located on the ground floor, consistent with Policy 5.9.2.

The Project’s distinct architecture and unique arrangement additionally compliment and respond to the existing LASED, providing both an additional destination in the District, as well as additional hotel space, complementing in both use and architecture the LASED and its surrounding uses, amenities, and attractions.

Open Space Chapter

Objective 6.2: Maximize the use of the City's existing open space network and recreation facilities by enhancing those facilities and providing connections, particularly from targeted growth areas, to the existing regional and community open space system.

Policy 6.4.7: Consider as part of the City's open space inventory of pedestrian streets, community gardens, shared school playfields, and privately-owned commercial open spaces that are accessible to the public, even though such elements fall outside the conventional definitions of "open space." This will help address the open space and outdoor recreation needs of communities that are currently deficient in these resources.

The Project includes publicly accessible open spaces along Georgia Street, and a large plaza at the corner of Georgia Street and Olympic Boulevard. The total publicly accessible open space is 16,543 square feet, with 10,653 square feet of the total located in the plaza at the corner of Georgia Street and Olympic Boulevard, and the remaining along Georgia Street. The project also includes several open space amenities for residents, including a podium level amenity deck, an upper level amenity deck in each tower, and an additional level in Tower A, as well as pools, and recreation rooms. The Project includes various recreation amenities for hotel guests

Economic Development Chapter

Goal 7A: A vibrant economically revitalized City.

The Project proposes the demolition of an existing 43,892 square-foot medical office and urgent care facility, and associated surface parking lot, for the construction of 1,845,831 square-foot, mixed-use development. The development would contain up to 879 residential condominiums, 1,000 key hotel, and up to 40,000 square feet of commercial space. The additional residents, employees, and hotel guests would be located within walking distance to businesses, amenities, and attractions in Downtown, the LASED, as well as various transit options with connections throughout the region. Additionally, hotel rooms and supporting uses would be in close proximity to the Los Angeles Convention Center, further supporting the City's Convention Center and associated uses.

Goal 7B: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.

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

Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.

Policy 7.2.5: Promote and encourage the development of retail facilities appropriate to serve the shopping needs of the local population when planning new residential neighborhoods or major residential developments.

The project will further the above Goals, Objective and Policies through the introduction of up to 879 residential condominiums, a 1,000-key hotel, and up to 40,000 square feet of commercial space. The Project's convenient location to rail and bus stops will allow residents and visitors easy access to the goods and services provided by the project. The commercial and hotel components of the project will provide long-term jobs in the area. The Project is consistent with the underlying commercial zoning, and is located within walking distance to numerous transit options. The additional commercial space, hotel and associated support amenities, are appropriate for the area, compliment the Convention Center located three blocks to the south, and offers additional opportunities for commercial space supporting LA Live. The mixed-use project will promote job creation and economic growth, strengthen the commercial sector, and contribute to a better balance of land uses that meets the needs of residents.

Goal 7D: A City able to attract and maintain new land uses and businesses.

The project will further the above goal through the introduction of a mixed-use development which would contain up to 879 residential condominiums, 1,000 key hotel,

and up to 40,000 square feet of commercial space. Additionally, the Project supports the Los Angeles Sports and Entertainment District, as well as the Los Angeles Convention Center. The additional residents, hotel guests, commercial space, and employees will further support the Sports and Entertainment District and the South Park neighborhood.

Goal 7G: A range of housing opportunities in the City.

The project will provide a range of housing opportunities in the form of up to , 879 new residential units within a mix of one-bedroom units, two-bedroom units, and three-bedroom units, as well as additional one-bedroom configurations on a site that currently does not contain residential units.

Housing Element

The 2013-2021 Housing Element of the General Plan is the City's blueprint for meeting housing and growth challenges. The Housing Element identifies a need for more housing while Chapter 6 of the Housing Element lists the goals, objectives, policies and programs that "embody the City's commitment to meeting housing needs." The applicable housing goals, objectives and policies are as follows:

- | | |
|-----------------------|--|
| <i>Goal 1:</i> | <i>A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.</i> |
| <i>Objective 1.1:</i> | <i>Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.</i> |
| <i>Policy 1.1.3:</i> | <i>Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.</i> |
| <i>Policy 1.1.4:</i> | <i>Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.</i> |
| <i>Goal 2:</i> | <i>A City in which housing helps to create safe, livable and sustainable neighborhoods.</i> |
| <i>Objective 2.2:</i> | <i>Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.</i> |
| <i>Policy 2.2.5:</i> | <i>Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.</i> |
| <i>Objective 2.4:</i> | <i>Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.</i> |

Through the development of up to 879 residential units, the Project will achieve Objectives 1-1 and 2.2 and Policies 1.1.3. and 1.1.4 by introducing residential uses to the site through a range of housing options with a mix of one-bedroom units, two-bedroom units, and three-bedroom units, as well as additional one-bedroom configurations.

Policy 1.1.4 would be achieved, as the residential and commercial uses will be well served by transit, including the Pico Light Rail Station operated by Metro which serves the Blue Line and the Expo Line, the 7th Street/Metro Center Station which provides rail service to the Blue, Expo, Red, and Purple Lines, multiple Metro bus lines, and DASH services. The project is also adjacent to the MyFig project, which consists of expanded transit amenities, such as bus lanes, bus boarding islands, and wayfinding signage.

Furthermore, the project will include 40,000 square feet of commercial retail and restaurant space, supporting Objectives 2.2, 2.4, and Policy 2.2.5 by locating these commercial amenities within a mixed-use building with residential units and a hotel, in a transit oriented neighborhood, adjacent to the Los Angeles Sports and Entertainment District, thereby providing complementary uses to the existing neighborhood. The flexibility in configurations of commercial space resulting from a significant portion of the ground floor of the site dedicated to commercial space, allows for varying commercial and restaurant uses to respond to both the needs of the residents in the project as well as the South Park Neighborhood as a whole. This flexibility and diversity of uses further supports the achievement of Objectives 2.2, 2.4, and Policy 2.2.5, specifically, new restaurant and retail space will provide both employment opportunities as well as further promote the Los Angeles Sports and Entertainment District as a destination within the region.

Central City Community Plan

The project site is located within the Central City Community Plan. The Plan designates the project site for Regional Center Commercial Land Uses with corresponding zones of CR, CR1.5, C2, C4, C5, R3, R4, R5, RAS3, and RAS4 Zones, which allow for the project's proposed residential and commercial uses. The project site is currently zoned C4-2D. Although the existing "D" Development Limitation restricts the maximum floor area ratio (FAR) to 6:1, the "D" limitation allows for up to 13:1 FAR with a Transfer of Development Rights, which the project is seeking. As set forth below, the project is consistent with the Community Plan.

The Central City Community Plan text includes the following relevant land use objectives, policies and programs:

Residential

Objective No. 1-1:

To promote development of residential units in South Park.

Objective No. 1-2:

To increase the range of housing choices available to Downtown employees and residents.

Commercial

Objective 2-2:

To retain the existing retail base in Central City

Objective 2-3:

To promote land uses in Central City that will address the needs of all the visitors to Downtown for business, conventions, trade shows, and tourism.

Policy 2-3.1:

Support the development of a hotel and entertainment district surrounding the Convention Center/Staples Arena with linkages to other areas of Central City and the Figueroa corridor.

Objective 2-4:

To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism

The proposed mix use project supports the objectives of the Central City Community Plan through the provision of the uses the Project proposes. Specifically, Objective 1-1 and

Objective 1-2 will be supported through the development of up to 879 residential units. The Project proposes to arrange the residential units in three high rise towers arranged on the project site (43 stories, 53 stories, and 65 stories). Within each tower a mix of one, two, and three bed-room units would be provided, with additional one bed-room configurations in Tower A and towers B and C. By providing a range of unit and bedroom sizes, and its location in the South Park neighborhood of the Community Plan, the project supports both Objective 1-1 and Objective 1-2.

The Project would also support Commercial Objectives 2-2 and 2-4 as the project provides 40,000 square feet of new commercial space, supporting the existing commercial base in Central City as well as offering opportunities for new uses. The amount of commercial space allows for flexibility in leasehold sizes, and thereby uses, supporting both new and current uses in the Central City area. The project is also seeking a Conditional Use to serve alcoholic beverages, further allowing for flexibility in uses between retail and restaurant uses. The addition of new uses, as well as up to 879 residential units in the South Park neighborhood supports the existing retail base by strengthening current and creating new residential demand for goods and services, as well as creating synergy between different commercial uses in the area.

The project also complies with Objectives 2-3 and Policy 2-3.1. The project would create a 1,000-room hotel and 40,000 square feet of commercial uses located 1 block from LA Live, Staples Center, and the Convention Center. The proximity to the entertainment district would locate both visitors and residents adjacent to Downtown and the Los Angeles Convention Center, which host various businesses, conventions, trade shows, and tourist destinations, both accessible from the Figueroa Corridor. The project will incorporate sidewalk treatments, and landscaping throughout the project site and perimeter that will encourage pedestrian street activity to help achieve Policy 2-3.1. The hotel and commercial uses will help create a vibrant 24-hour downtown environment that will serve the residents and employees of the South Park area, as well as tourism to achieve Objective 2-4.

City Center Redevelopment Plan

The current project supports and is consistent with the following objectives of the City Center Redevelopment Plan:

2. To further the development of Downtown as the major center of the Los Angeles metropolitan region, within the context of the Los Angeles General Plan as envisioned by the General Plan Framework, Concept Plan, City-wide Plan portions, the Central City Community Plan, and the Downtown Strategic Plan.
3. To create an environment that will prepare, and allow, the Central City to accept that share of regional growth and development which is appropriate, and which is economically and functionally attracted to it.
4. To promote the development and rehabilitation of economic enterprises including retail, commercial, service, sports and entertainment, manufacturing, industrial and hospitality uses that are intended to provide employment and improve the Project Area's tax base.

5. To guide growth and development, reinforce viable functions, and facilitate the redevelopment, revitalization or rehabilitation of deteriorated and underutilized areas.
6. To create a modern, efficient and balanced urban environment for people, including a full range of around-the-clock activities and uses, such as recreation, sports, entertainment and housing.
12. To provide a full range of employment opportunities for persons of all income levels.

The introduction of up to 879 residential units will support Objective 3, and proposed retail and restaurant commercial space, as well as hotel will support Objectives 2, 4, and 6. The new residential units the project proposes will support Objective 3 by offering various options for new residents, as well as offering new commercial space located in a transit rich area, siting new commercial growth in a location aligned with City plans and policies. Furthermore, the location and additional residential and commercial uses support Objectives 2, 4, and 6 by adding a new skyline defining development, on a lot zoned and intended for high-density uses not currently occupied by such development, supporting the greater Downtown area and South Park as destinations, and providing additional space for uses that complement the nearby Los Angeles Sports and Entertainment District. The Project would include a hotel, in addition to 879 residential units and 40,000 square feet of retail and restaurant space, that provide a 24-hour community in downtown located one block from the LA Live, the Convention Center, and Staples Center. The project will comply with Objective 5 as the site consist of a large surface parking lot and an existing urgent care facility and office uses, that will be demolished and redeveloped with a mixed-use hotel, residential, and commercial project guiding growth and development in the area. The project will achieve Objective 12 by generating new job opportunities associated with the 40,000 square feet of commercial space, and a 1,000 room hotel.

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

Height and Bulk

The Proposed Project's density and massing is appropriately scaled and compatible with existing and future surrounding multi-family and commercial uses. The Project proposes the demolition of an existing 43,892 square-foot medical office and urgent care facility, and associated surface parking lot area, for the construction of a 1,845,831 square-foot mixed-use development. The development would include up to 879 residential condominiums, a 1,000-key hotel, and up to 40,000 square feet of commercial space within three (3) high-rise towers including a four-story podium connecting all three towers, for up to 1,845,831 square feet of floor area. The project's maximum floor area ratio (FAR) will be 13:1 with a maximum height of 853 feet.

The surrounding area is a highly-urbanized neighborhood that is characterized by a mix of land uses at various scales of development, including low- and medium-density buildings, mid-rise residential buildings, high-rise mixed-use buildings, high-rise office towers, sports arenas, and the Los Angeles Convention Center. Directly north of the project site the Metropolis mixed-use development is operational, consisting of

residential and hotel uses in four towers, the highest tower reaching 56 stories located at Francisco Street and James M. Wood Boulevard, directly north of the site. Also located nearby is the Circa development located at Flower Street and 12th Street consisting of two 35-story towers, Oceanwide Plaza is located across the street from the Circa development which is 53 stories at its tallest, Hope and Flower towers 31 and 40 stories tall located at 1212 Flower Street, and other multiple mid-rise residential developments throughout the South Park area. As well as the 54-story Ritz Carlton Hotel at the southeast corner of Georgia Street and Olympic Boulevard. The South Park neighborhood, as intended in the Community Plan, has seen a large number of additional residential units built in the past decade. The Project as proposed would follow this trend, consistent with the large scale high-rise mixed-use developments listed above, similarly located adjacent or in the Los Angeles Sports and Entertainment District. Furthermore, proposed development located at the northwest corner of James M. Wood Boulevard and Georgia Street, Olympic Boulevard and Figueroa Street, as well as two parcels north, on the north side of the Hotel Figueroa, each have mixed-use mid-rise or high-rise projects proposed, each with hotel components. Specifically, 926 James M. Wood Boulevard would include a 247-room hotel and amenities, 813 Olympic Boulevard would include a 58-story high-rise tower, with 373 hotel rooms and 374 residential units, and 913 South Figueroa Street would include 220-room hotel, and 200 residential units. The project as proposed is consistent with both existing and proposed development in the South Park Neighborhood, as well as additional development planned for the Downtown Area. Therefore, the Project will therefore be consistent with the scale and character of the surrounding area.

The Project's massing appropriately responds to the surrounding character of the area, specifically avoiding setbacks that position the towers directly next to the freeway, while keeping the towers centered above the site as to avoid an imposing environment at the pedestrian level. The towers are staggered along the site to preserve views and create a unique visual character, responding and incorporating elements from nearby developments, while retaining novelty and contributing an additional point of interest in the area. The ground plane of the Project includes landscaped open space, and a staggered setback podium maintaining open air above the plaza and ground level along Georgia Street.

The proposed building is designed to be modern in style, and has been articulated along all street frontages through the staggered roof line of the podium, which allows light to penetrate and reduces the massing of the structure for pedestrians. The project incorporates design elements that visually provide for transitions in height and massing. Landscaping and vegetation are incorporated into numerous levels to add additional visual interest and material diversity. A variety of building materials will be utilized to provide vertical and horizontal articulation on the proposed building elevations to create visual interest, and create an iconic building. Materials anticipated to be utilized include glass, metal, concrete and composite as well as vegetation. Additionally, commercial store fronts activate each of the Olympic Boulevard, Georgia Street, and James M. Wood Boulevard frontages, while a corner plaza at Georgia Street and Olympic Boulevard further activate the street level. At the tower level undulating balconies, stacked terraces, staggered tower placement, horizontal and vertical articulation at each tower level, and architectural treatments are employed to reduce massing and prevent uniformity of the structure, create a visually interesting development, and integrating the towers into the changing Downtown Skyline.

Parking and access

Vehicular access to the Project parking structure for both residential and commercial uses would be provided via multiple driveways: two driveways along Bixel Street, three driveways along Georgia Street including one two-way drive way and two one-way driveways, and one along James M. Wood Boulevard. The thru driveway along Bixel Street and James M. Wood Boulevard would provide access to the loading and service area.

The project provides automobile parking in compliance with Los Angeles Municipal Code requirements. Based on the parking requirements for residential uses set forth in LAMC Section 12.21 A.4(p), and commercial uses set forth in LAMC Section 12.21 A.4(i) the project will be required to provide a total of 2,131 vehicle parking spaces. However, reductions in parking are permitted if sufficient bicycle parking is provided, with the reduction of one vehicle space requiring the provision of four bicycle spaces, and provided that reductions in vehicular parking are limited to 15 percent of the residential parking and 30 percent of the commercial parking. Accordingly, with these permitted reductions, the project's parking requirement is reduced by 176, for a total of 1,439. In accordance with LAMC requirements, the project will provide 2,131 vehicle parking spaces.

All parking will be provided in five subterranean and four podium levels. The podium parking levels will include solid walls consisting of spandrel glass and vision glass materials. Additionally, the podium levels include commercial and residential uses that front Georgia Street, James M. Wood Boulevard, and Olympic Boulevard. Additionally, the ground floor level commercial uses and plaza will activate Georgia Street, James M. Wood Boulevard, and Olympic Boulevard by creating an inviting pedestrian environment, including public open space, landscaping, and commercial activity. Furthermore, the streetscape along Georgia Street will be improved consistent with the LASED Streetscape Plan which includes street trees and alternating streetlight and street tree patterns, improving the pedestrian environment.

Setbacks

The Project Site is bounded by James M. Wood Boulevard to the north, Georgia Street to the east, Olympic Boulevard to the south, and Bixel Street and SR-110 (Harbor Freeway) to the west. As a mixed-use project proposed in the C2 Zone, the project is not required to provide front yard setbacks. Pursuant to the C2 Zone, buildings partly or wholly erected for residential use must comply with the R-4 zone requirements of 16-foot maximum side yards, and 20-foot maximum rear yard. The site is located within the Greater Downtown Housing Incentive Area, and per LAMC Section 12.22 C.3(a), there are no required setbacks except those required by the Urban Design Guidelines prepared by the Community Redevelopment Agency. The Downtown Design Guidelines don't issue prescriptive setbacks, but do recommend that setbacks can vary based on ground floor uses. To accommodate the ground floor open space, Building A is setback from Georgia Street 102 feet, and from Olympic Boulevard 12 feet. Building B is set back from Georgia Street 42 feet, and Building C is set back 12 feet from Georgia Street. Building C is set back six feet six inches from James M Wood Boulevard. Tower A is setback 12 feet from Bixel Street. The ground floor commercial and open space are consistent with the guidelines, as they provide inviting, active, pedestrian friendly space with seating options and active uses. The varying setbacks are appropriate in that they provide for the provision of open space, and allow for visibility around project driveways. As discussed above, the request conforms with the intent of the setback regulations in the LAMC, is compatible with and will not adversely affect adjacent properties, and is

consistent with the General Plan. Therefore, the proposed setbacks for the project are consistent with the requirements of the LAMC.

Lighting

Exterior light fixtures for the proposed development will be architecturally integrated with the character of the buildings and would be designed to prevent glare, light trespass, and light pollution. Permanently installed exterior lighting will not blink, flash, or be of unusually high intensity. All exterior fixtures will be selected as full cut off fixtures designed to light downward only, or will utilize optical accessories to eliminate light pollution. Exterior fixtures will be directed away from adjacent properties and public rights-of-way, and be appropriate in height, intensity, and scale for the use they are serving.

Tower facade lighting will uplight the exterior terraces on various levels of the ceilings. Light fixtures will be located and shielded as necessary to minimize light pollution in the sky. Façade lighting for the towers will be limited to the uplight at the exterior terraces. Vertical surfaces of the tower will not be illuminated. Podium facade lighting will include uplight vertical surfaces and integrated lighting highlighting vertical features. Light fixtures will be located and shielded as necessary to minimize any light pollution in the sky.

Lighting related to any signage included as part of the Project will comply with the illumination regulations contained in the proposed Sign District Ordinance. The proposed sign district will establish size limits for digital signage, illumination levels, hours of operation, location, and compatibility. All other tenant signs shall be regulated by the LAMC. The Project would not include flashing, mechanical, or strobe lights.

On-Site Landscaping

The Proposed Project includes a total of 106,000 square feet of usable open space. The ground floor open space consists of a total of 16,543 square feet of open space, with 10,653 square feet of a publicly accessible plaza located at Georgia Street and Olympic Boulevard. The corner plaza would include landscaping elements, seating, and open space. Additional open space would be located along Georgia Street, with landscaping, seating, materials and design applied consistently from the plaza north to James M. Wood Boulevard.

The project proposes 84,966 square feet of common open space for residents and visitors, consisting of multiple amenity levels, including podium and mid-tower levels, pools, patios, recreation rooms, and gather places; and 22,539 square feet of private open space. Finally, the project proposes 38,938 square feet of recreation rooms at the podium level of each tower (Level 5). Podium Levels 2 and 4 include 43,704 square feet of amenity space, while the top of the podium, Level 5, includes 16,053 square feet of amenity space, pools, roof decks, and landscaping. Level 19 in Tower A, Level 27 in Tower B, and Level 34 in Tower C include open space and pools. Tower A includes an additional amenity level on Level 33 which includes a pool and roof deck.

As part of the project, four (4) protected Western Sycamore (*Platanus racemosa*) trees (three of which have a canopy diameter of 10 feet, and one has a canopy diameter of 12 feet) will be removed during Project construction. The trees will be replaced at a 4:1 ratio, and shall be planted on-site (BIO-PDF-2 of the Mitigation Monitoring Program, Exhibit B). Additional trees on-site, which are non-protected, will be removed. The project proposes a net-gain in planting, landscaping, and open space as compared to

current conditions. Overall, approximately 68 new trees will be provided in accordance with LAMC requirements.

Further, as conditioned, the project shall be constructed with an operable recycled water pipe system for onsite greywater use, to be served from onsite non-potable water sources such as showers, washbasins, or laundry and to be used as untreated subsurface irrigation for vegetation or for cooling equipment. The system specifics shall be required as determined feasible by DWP in consultation with DCP. The condition requiring systems for on-site greywater use will provide for the public welfare and public necessity by reducing the level of runoff and water use by project residents, employees and visitors. This approach to water conservation is consistent with multiple City policies that have been adopted to address drought conditions and water supply issues, such as Executive Directive No. 5 (ED 5), which set goals to reduce per capita water use by 20 percent by 2017, and the Sustainability pLAN (water savings goals of reduction in per capita potable water by 20 percent by 2017, by 22.5 percent by 2025, and by 25 percent by 2035). This condition allows the Project to improve environmental quality and water conservation, but within the context of the Project's proposed density, uses, and features.

Trash Collection and Loading Areas

The project has been designed to minimize the visual impact of trash receptacles and loading areas. Electrical rooms, storage rooms, trash enclosures, and loading spaces are located within the project and are not visible from surrounding public streets and public view. All ancillary support uses and loading, trash, and receiving are located within the western portion of the project, shielded from public view with architectural elements consistent with treatments throughout the project. Rooftop equipment will be set back from the roof parapet edge and appropriately screened from public view. In addition, numerous conditions have been imposed on the project to ensure that any trash or mechanical equipment is fully screened and not visible to the public.

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 neighbouring 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 Project proposes 16,543 square feet of public open space on the ground floor, with a 10,653 square foot plaza at the corner of Olympic Boulevard and Georgia Street. Additionally, the project proposes 84,966 square feet of common open space for residents and visitors, consisting of multiple amenity levels, including podium and mid-tower levels, pools, and patios and gather places; and 22,539 square feet of private open space. Finally, the project proposes 38,938 square feet of recreation rooms at the podium level of each tower (Level 5). Podium Levels 2 and 4 include 43,704 square feet of amenity space, while the top of the podium, Level 5, includes 16,053 square feet of amenity space, pools, roof decks, and landscaping. Level 19 in Tower A, Level 27 in Tower B, and Level 34 in Tower C include open space and pools. Tower A includes an additional amenity level on Level 33 which includes a pool and roof deck. The required

open space for the Proposed Project is 105,450 square feet; the Project provides 106,000 square feet of open space, thereby improving the habitability and wellness opportunities for its residents and minimize impacts on neighboring properties.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

The City of Los Angeles, as lead agency, acting through the Department of City Planning, prepared an environmental impact report (EIR), consisting of a Draft EIR and Final EIR, under case number ENV-2016-4889-EIR (State Clearinghouse House No. 2017101008). Pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21,000-21189.57)(CEQA), the EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the project at 1001 Olympic Boulevard, consisting of a mixed-use building, containing one of two options: Option A: up to 1,367 residential condominiums, 40,000 square feet of commercial use, Option B: up to 879 residential condominiums, 1,000 key hotel, and up to 40,000 square feet of commercial space. three (3) high-rise towers (65-story ‘Tower A’; 43-story ‘Tower B’; and 53-story ‘Tower C’), including a four-story podium connecting all three towers up to 1,845,831 square feet of floor area. The project’s tallest tower would have a maximum height of 853 feet. A total of up to 2,131 parking spaces and 1,548 bicycle parking spaces located in five subterranean levels and four above ground parking levels. The proposed site is a 3.15-acre site located at 1001 Olympic Boulevard, 911-955 South Georgia Street; 1,000-1016 West James M. Wood Boulevard; 936-950 South Bixel Street; 1013-1025 West Olympic Boulevard in the Central City area of Los Angeles (Site or Project Site).

In a determination letter dated January 2, 2019, the City’s Deputy Advisory Agency (DAA) certified the EIR; adopted the environmental findings prepared for the Project as well as a statement of overriding considerations and a mitigation monitoring program (MMP); and approved the Project’s vesting tentative tract map (VTTM). An appeal was filed January 14, 2019, with respect to the DAA’s approval of the VTTM. The appeal was withdrawn January 15, 2019. A Notice of Determination was filed on January 30, 2019 with the Los Angeles County Clerk.

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

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was

certified as complete or the negative declaration was adopted, shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, Public Resources Code Section 21166 states that unless one or more of the following events occur, no Subsequent or Supplemental EIR shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

SECTION 2. CEQA FINDINGS

FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Olympia Project EIR No. ENV-2016-4889-EIR State Clearinghouse House No. 2017101008 certified on January 29, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.

SECTION 3. MITIGATION MONITORING PROGRAM

All mitigation measures in the previously adopted Mitigation Monitoring Program attached as Exhibit "B", are imposed on the project through Condition of Approval Nos. 17 and 18, to mitigate or avoid significant effects of the proposed Project on the environment and to ensure compliance during Project implementation.