

2. PROJECT DESCRIPTION

1. INTRODUCTION

The Project includes the redevelopment of two sites (“Site 1” and “Site 2”; collectively, the “Project Sites”) in Downtown Los Angeles, within the Central City Community Plan Area, in the City of Los Angeles (City) (refer to Figure 2-1). (Additional descriptions of the Project Sites are provided below.) As identified in the Central City Community Plan (CCCP), the Project Sites are located within the boundaries of the Central City East Neighborhood (CCE Neighborhood).¹ As described in the CCCP text on (p. I-10), the neighborhood is generally characterized with office, social service use, light industrial, wholesale and warehouse uses, as well as approximately 6,500 single-room-occupancy (SRO) hotel units. The CCE Neighborhood is a center for social services uses, which include alcohol treatment programs and physical and mental health services. The Project Applicant operates the abutting Weingart Center Association building (formally known as the El Rey Hotel building) located at 566 South San Pedro Street, which offers such services.²

The Project consists of developing Site 1 and Site 2 with a total of 685 dwelling units, with 676 of the units set aside as Restricted Affordable units. The remaining nine (9) units would serve as Manager’s Units. Additionally, the Project would include up to 25,493 square feet of floor area to be utilized for philanthropic institutional purposes, 17,100 square feet of office space, and 5,450 square feet of commercial/retail space.

2. ENVIRONMENTAL SETTING

The Project Sites are located within the fabric of the existing Downtown Los Angeles Community and are primarily urban infill or underutilized lots (with one existing single-story building) and in close proximity to nearby existing utilities infrastructure and freeways, as well as mass transit options. Site 1 is located at 554-562 South San Pedro Street and 555-561 South Crocker Street, bounded by San Pedro Street to the west and Crocker Street to the east. Site 2 is located at 600-628 South San Pedro Street, 611-615 South Crocker Street, and 518-522 East 6th Street, at the southeast corner of South San Pedro Street and East 6th Street. The site is bounded by San Pedro Street to the west, 6th Street to the north, and Crocker Street to the east. The Project Sites are located within a variety of planning and service jurisdictional areas, including the following:

- Greater Downtown Housing Incentive Area as defined in the Los Angeles Municipal Code (LAMC Section 12.22 A,29 and C,3)
- Community Redevelopment Agency Central Industrial Redevelopment Project Area

¹ *Central City Community Plan Update adopted on January 8, 2003; Council File NO. 99-0138.*

² *For the purposes of the SCEA, this building is considered an historical resource under the California Environmental Quality Act (CEQA).*

- Transit Priority Area pursuant to Senate Bill (SB) 743 (Properties located within one-half mile of a major transit stop that is existing or planned. Section 21064.3 of the Public Resources Code defines a “major transit stop” as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.)
- High Quality Transit Area pursuant to Southern California Association of Governments (SCAG) (Areas considered to be generally walkable and are located within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours, consistent with a “major transit stop” as defined by Section 21064.3 of the Public Resources Code.)
- Los Angeles City Council District 14 (Councilmember Huizar)
- Los Angeles County Second Supervisorial District (Supervisor Ridley-Thomas)
- Downtown Los Angeles Neighborhood Council
- Los Angeles County Department of Public Health Service Planning Area

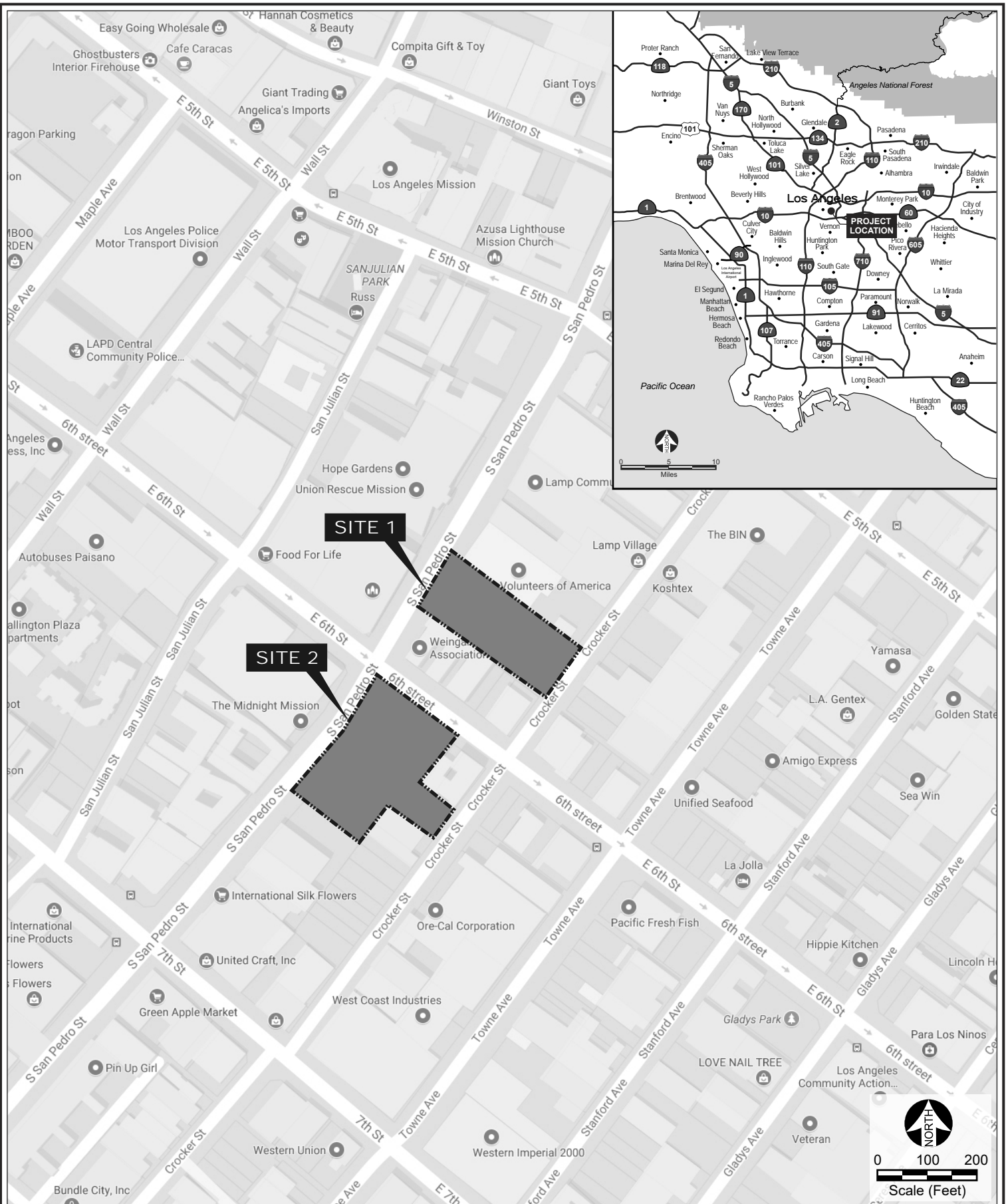
Regional vehicular access to the Project Sites is provided by the U.S. 101 (Hollywood) Freeway, located less than 1.0 mile to the north; the I-10 (Santa Monica) Freeway, located approximately 1.5 miles to the south; U.S. 101/I-10 Freeway, located approximately 1.0 mile to the east; and State Route 110/I-110 (Pasadena/Harbor) Freeway, located approximately 1.0 mile to the west.

Existing utilities are readily available at the Project Sites. Water and electricity are provided by the Los Angeles Department of Water and Power (LADWP). Telephone service is typically provided by AT&T. Cable television is typically provided by Spectrum (formerly Time Warner Cable). The Project Sites are further served by the City’s existing network of sewer and storm drain facilities. Gas is provided by Southern California Gas Company.

A map showing the Project Sites in a regional and local context is included as Figure 2-1. Additional details about the Project Sites are provided on Table 2-1, below.

**Table 2-1
Details for the Project Sites**

Project Sites	Addresses	APNs	Lot Size (Pre-Dedication)	Existing Land Use Designation	Existing Zoning
Site 1	554-562 South San Pedro Street 555-561 South Crocker Street	5147-024-004, -022, -024, -900, -901	27,606 sf (0.63 acre)	Light Manufacturing	M2-2D (Light Industrial Zone, Height District 2, Development Limitations) ²
Site 2	600-628 South San Pedro Street 611-615 South Crocker Street 518-522 East 6 th Street	5147-126-033	48,816 sf (1.12 acres)		
<i>sf = square feet</i> ¹ <i>Pre-dedication lot area can be used for calculating floor area ratio per LAMC Section 17.05.</i> ² <i>Existing D Limitation imposes a 3:1 floor area ratio.</i>					



Legend

 Project Site

Source: Google Maps 2017.

**Figure 2-1
Regional and Vicinity Map**

Both sites have a land use designation of Light Manufacturing and are zoned M2-2D. Site 1 is subject to the Development “D” Limitations contained within Ordinance No. 164,307 Subarea 1295. Site 2 is subject to the “D” Limitations contained within Subarea 1580 of the same ordinance. The “D” Limitation restricts the total floor area that is contained in all buildings on a lot to not exceed three times the buildable area of the lot, except for projects approved under Section 415 (Rehabilitation and/or Remodeling of Existing Buildings) or Section 416 (Replacement of Existing Buildings) of the Redevelopment Plan for the Central Business District Redevelopment Project.³ Properties that are zoned M2 in Height District 2 are subject to a maximum height limitation. The M2 Zone permits light manufacturing and limited commercial uses. Residential developments are prohibited, except for a dwelling when constructed as an accessory use for a caretaker or watchman. As discussed in Section I. Introduction, the Project Applicant has requested a General Plan Amendment, Zone and Height District Change and associated incentives, Site Plan Review, and a Vesting Tentative Tract Map to implement the Project.

(a) Project Sites

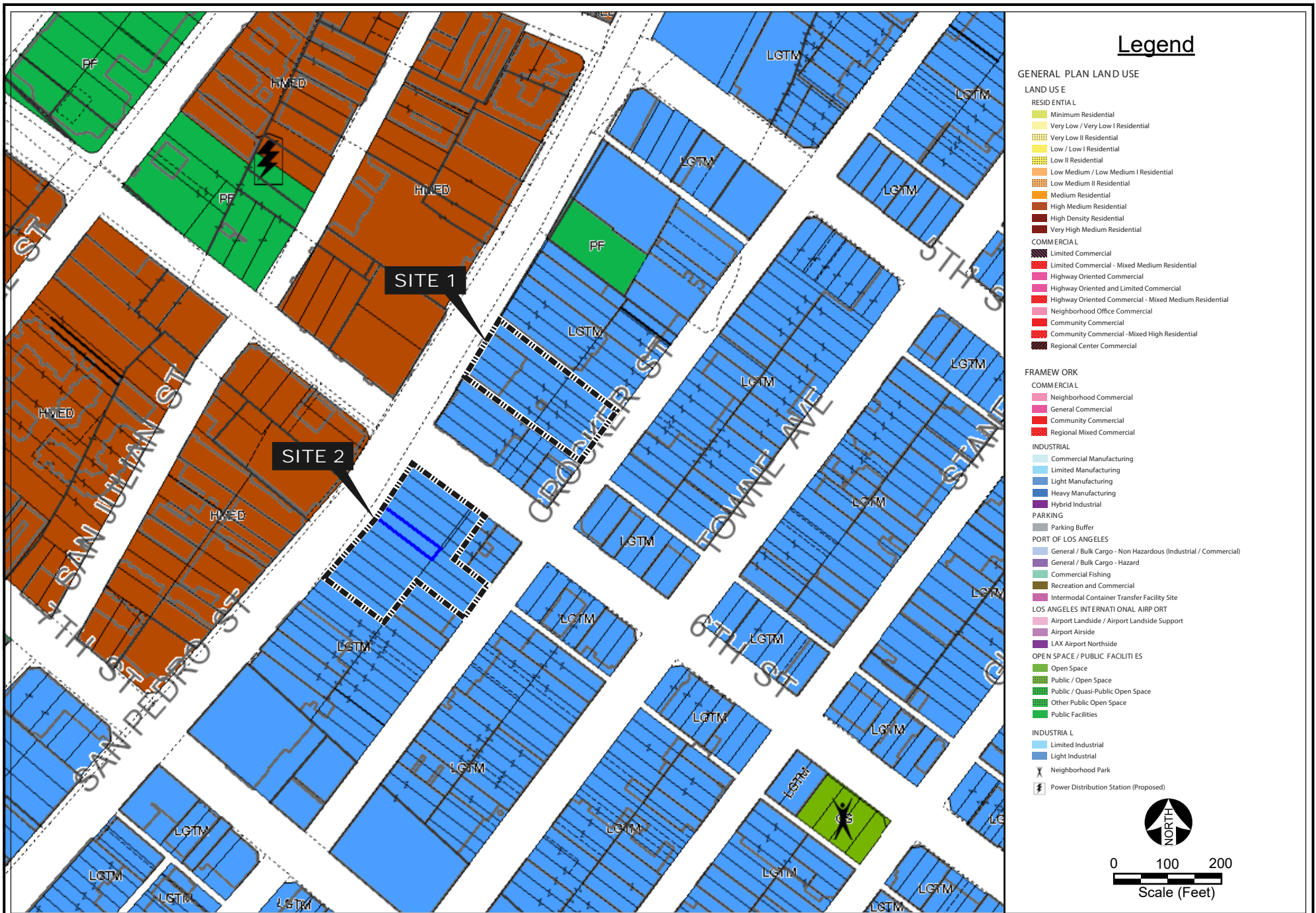
(1) Site 1

Site 1 is generally bound by South San Pedro Street to the west, the Hope Row Resource Center and Weingart Center Association building to the south, South Crocker Street to the east, and the Lamp Community and the Volunteer of America property to the north. Site 1 is approximately 27,606 square feet in area (0.63 acre) and comprises Assessor Parcel Numbers (APN) 5147-024-004, -022, -024, -900, and -901. Site 1 is a through-lot with frontage on the eastern side of South San Pedro Street and the western side of Crocker Street. It is located mid-block, and the larger block is bound by South San Pedro Street to the west, East 6th Street to the south, Crocker Street to the east, and East 5th Street to the north. Site 1 has a General Plan Land Use designation of Light Manufacturing (refer to Figure 2-2) and is zoned M2-2D (Light Industrial Zone, Height District 2, Development Limitations) (refer to Figure 2-3).

Site 1 is currently developed with a surface parking lot and a 7,000-square-foot food service building that was constructed in 1922.⁴ The food service building is operated by Weingart Center Association for the use by Weingart clients living in the adjacent Weingart Center Association building located at 566 South San Pedro Street. The Weingart Center Association is a non-profit social service provider, established as a 501(c)(3) non-profit organization in 1982, that provides a continuum of housing and support service programs for homeless individuals and families, including 623 beds of transitional housing, comprehensive employment preparation, vocational training, and employment placement, permanent housing placement, and integrated substance abuse and mental health treatment services. The surface parking lot has frontage on Crocker Street and the food service building has frontage on South San Pedro Street. Views of Site 1 are shown on Figure 2-4.

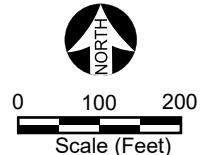
³ The term “floor area” is defined per LAMC Section 12.21.1 A,5 and 12.21.1 B,4.

⁴ City of Los Angeles, Department of Building and Safety, Permit #27664, August 15, 1922.



Legend

- GENERAL PLAN LAND USE**
- LAND USE**
- RESIDENTIAL**
- Minimum Residential
 - Very Low / Very Low I Residential
 - Very Low II Residential
 - Low / Low I Residential
 - Low II Residential
 - Low Medium / Low Medium I Residential
 - Low Medium II Residential
 - Medium Residential
 - High Medium Residential
 - High Density Residential
 - Very High Medium Residential
- COMMERCIAL**
- Limited Commercial
 - Limited Commercial - Mixed Medium Residential
 - Highway Oriented Commercial
 - Highway Oriented and Limited Commercial
 - Highway Oriented Commercial - Mixed Medium Residential
 - Neighborhood Office Commercial
 - Community Commercial
 - Community Commercial - Mixed High Residential
 - Regional Center Commercial
- FRAMEWORK**
- COMMERCIAL**
- Neighborhood Commercial
 - General Commercial
 - Community Commercial
 - Regional Mixed Commercial
- INDUSTRIAL**
- Commercial Manufacturing
 - Limited Manufacturing
 - Light Manufacturing
 - Heavy Manufacturing
 - Hybrid Industrial
- PARKING**
- Parking Buffer
- PORT OF LOS ANGELES**
- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
 - General / Bulk Cargo - Hazard
 - Commercial Fishing
 - Recreation and Commercial
 - Intermodal Container Transfer Facility Site
- LOS ANGELES INTERNATIONAL AIRPORT**
- Airport Landside / Airport Landside Support
 - Airport Atside
 - LAX Airport Northside
- OPEN SPACE / PUBLIC FACILITIES**
- Open Space
 - Public / Open Space
 - Public / Quasi-Public Open Space
 - Other Public Open Space
 - Public Facilities
- INDUSTRIAL**
- Limited Industrial
 - Light Industrial
 - Neighborhood Park
 - Power Distribution Station (Proposed)



Source: Los Angeles City Planning Department: <http://zimas.lacity.org/>, accessed February 21, 2018.

Figure 2-2
Existing Land Use Designation - Sites 1 and 2

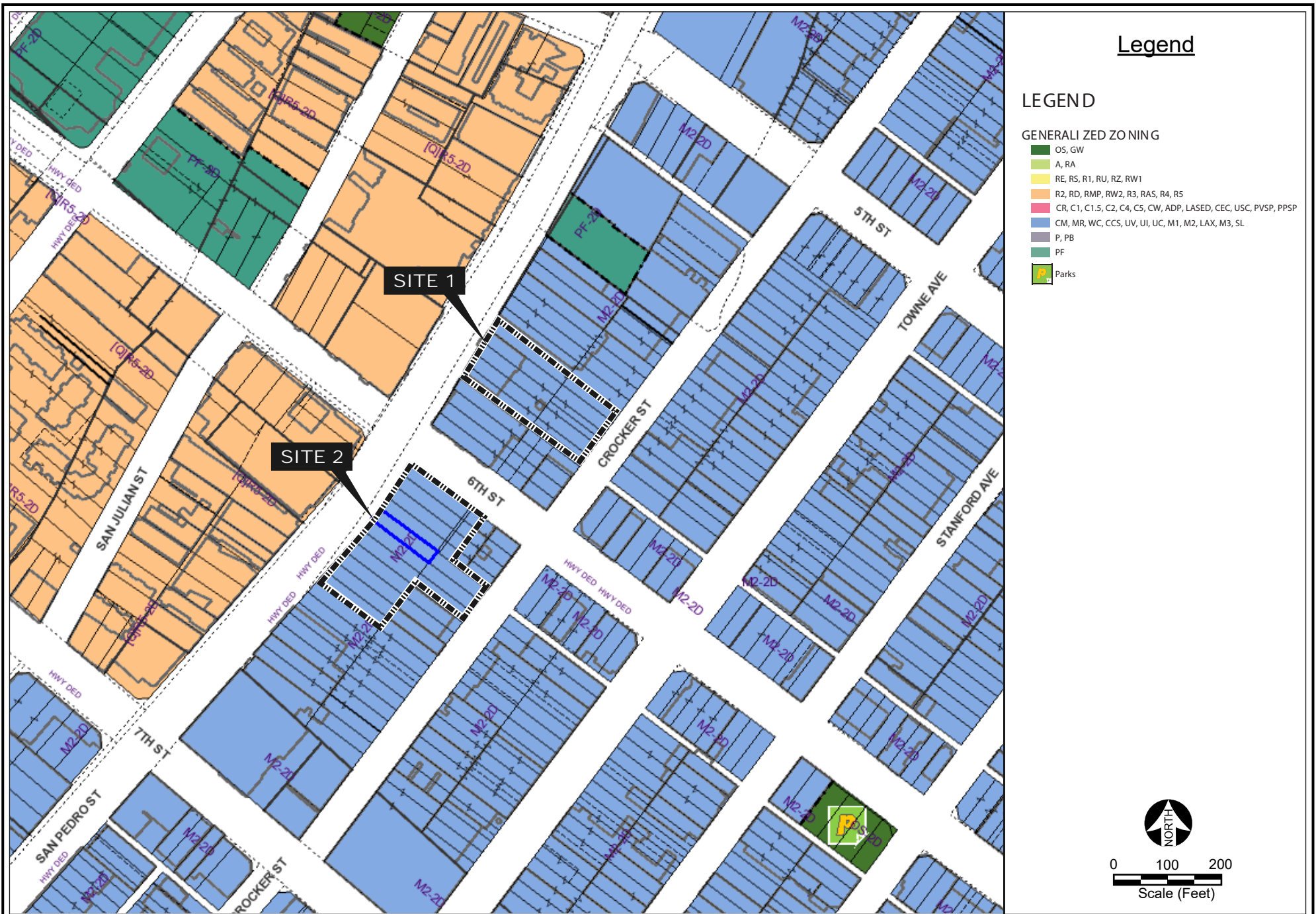


Figure 2-3
Existing Zoning - Sites 1 and 2

Source: Los Angeles City Planning Department: <http://zimas.lacity.org/>, accessed February 21, 2018.



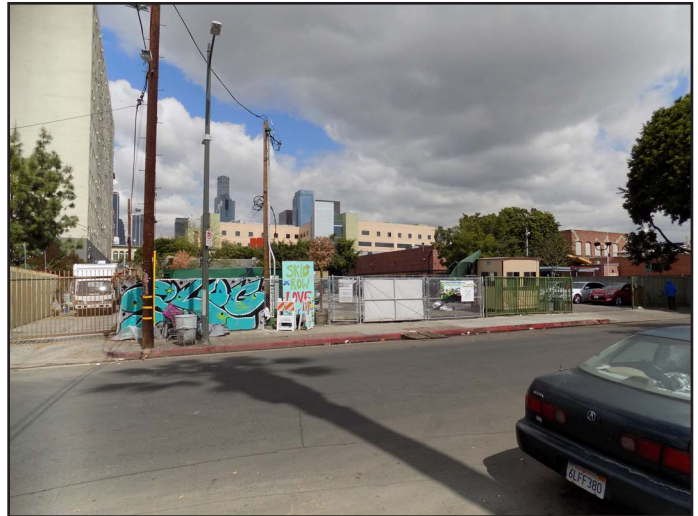
View 1: View looking northeast along San Pedro Street at Site 1.



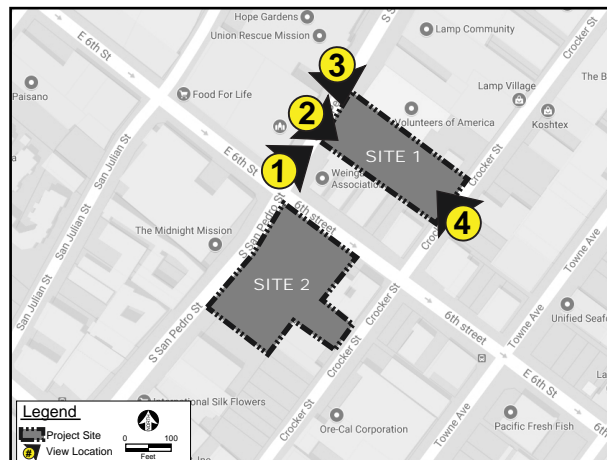
View 2: View looking southeast along San Pedro Street at Site 1.



View 3: View looking southeast along San Pedro Street at Site 1



View 4: View looking northwest along Crocker Street at Site 1.



View Location Map

Figure 2-4
Views of the Project Site - Site 1
Views 1-4

Adjacent properties are improved with a variety of uses, including homeless and residential support services, as well as warehouses. The properties located to the north, south, and east, across Crocker Street, have a land use designation of Light Manufacturing and are zoned M2-2D. The properties located to the west, across San Pedro Street, have a land use designation of High Medium Residential and are zoned [Q]R5-2D. As mentioned previously, the property to the south of Site 1 is improved with a 10-story building that houses the Weingart Center Association and the Hope Row Resources Center. The building provides housing and services, including advocacy and legal services for low-income residents. The property to the north of the site is developed with a one- to two-story building that is occupied by the Lamp Community and Volunteer of America. Lamp Community and Volunteer of America provides permanent housing and social services such as: medical and mental health care, substance abuse services, and life skills programs. The properties to the west, across San Pedro Street, are developed with three- to seven-story buildings. Located across from the site is the Central City Community Church and the Union Rescue Mission. The Central City Community Church is a nondenominational, community-based church for the homeless community in Skid Row. The Union Rescue Mission is a non-profit organization that provides transitional housing, a health care clinic, and a learning center. The property to the east, across Crocker Street, is a surface parking lot and a one-story building occupied by Sam Dae Enterprises, which is a wholesale distributor of clothing and accessories. Views of the land uses surrounding Site 1 are shown on Figure 2-5.

(2) *Site 2*

Site 2 is generally located at the southeast corner of South San Pedro Street and East 6th Street and is bound by South San Pedro Street to the west, East 6th Street to the north, the Skid Row Development Corporation building and South Crocker Street to the east, and commercial development to the south. Site 2 is approximately 48,816 square feet in area (1.12 acres) and comprises APN 5147-026-033. Site 2 has a General Plan Land Use designation of Light Manufacturing (refer to Figure 2-2) and is zoned M2-2D (Light Industrial Zone, Height District 2, Development Limitations) (refer to Figure 2-3). The site is currently developed with a 136-space surface parking lot. The existing surface parking lot has frontage on South San Pedro Street, South Crocker Street, and East 6th Street. Aerial views of Site 2 are shown on Figure 2-6.

The property the north of Site 2 is improved with the Hope Row Resource Center and the Weingart Center Association building, a 10-story facility with housing, clinical, and legal support services. The property to the west is improved with the Midnight Mission, a homeless services organization. The property to the south of is improved with a warehouse. The property to the east improved with a 4-story transitional housing facility. Views of the land uses surrounding Site 2 are shown on Figure 2-7.



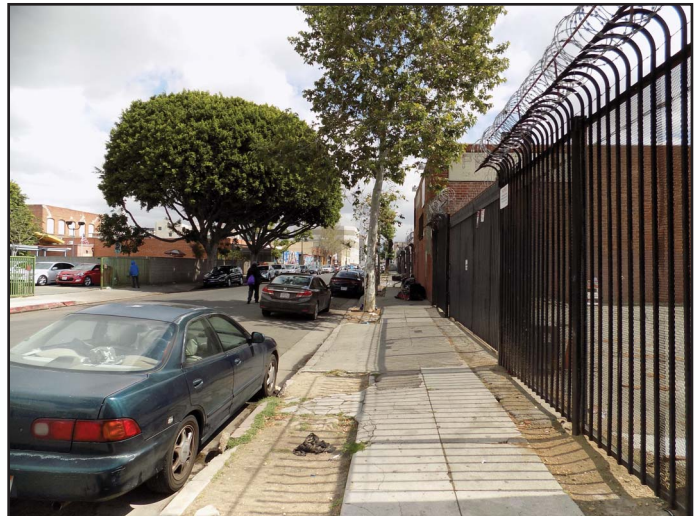
View 5: View looking northwest along San Pedro Street at mixed-use buildings across from Site 1.



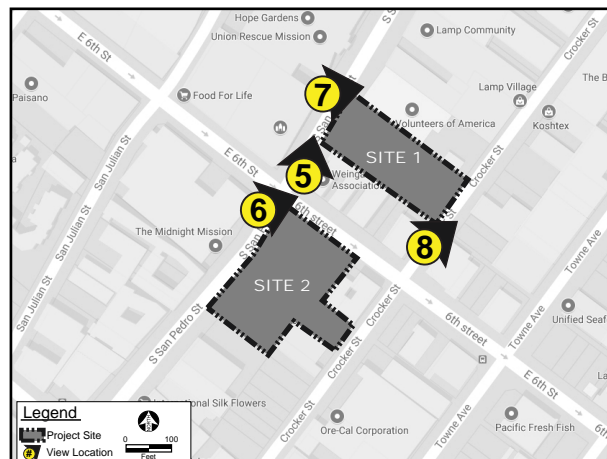
View 6: View looking northeast on the intersection of San Pedro Street and 6th Street at the Weingart Tower adjacent to Site 1.



View 7: View looking southeast along San Pedro Street at Volunteers of America building adjacent to Site 1.



View 8: View looking northeast along Crocker Street at Commercial/industrial buildings across from Site 1.



View Location Map

Figure 2-5
Views of Surrounding Land Uses - Site 1
Views 5-8



View 1: View looking southeast on the intersection of San Pedro Street and 6th Street at Site 2.



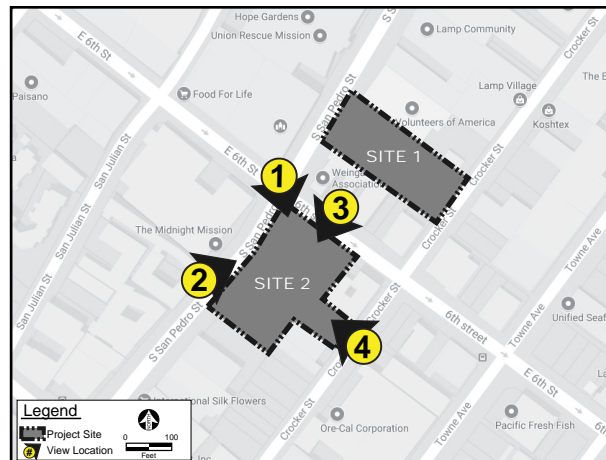
View 2: View looking northeast on San Pedro Street at Site 2.



View 3: View looking southwest on 6th Street at Site 2.



View 4: View looking northwest on Crocker Street at Site 2.



View Location Map

Figure 2-6
Views of the Project Site - Site 2
Views 1-4



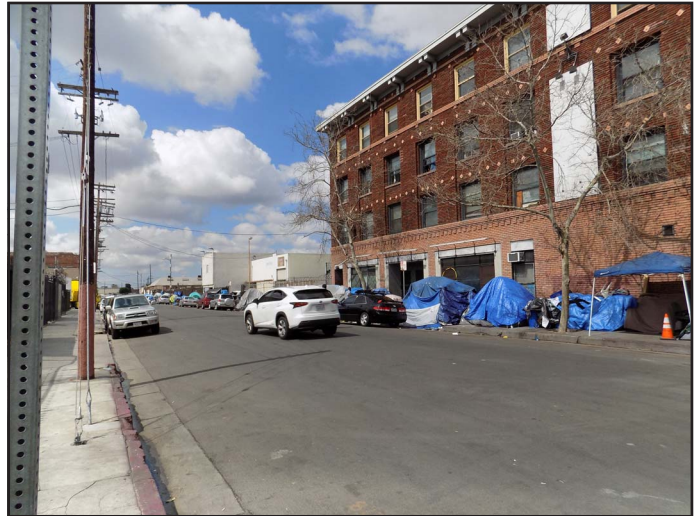
View 5: View looking southwest on the intersection of San Pedro Street and 6th Street at The Midnight Mission across from Site 2.



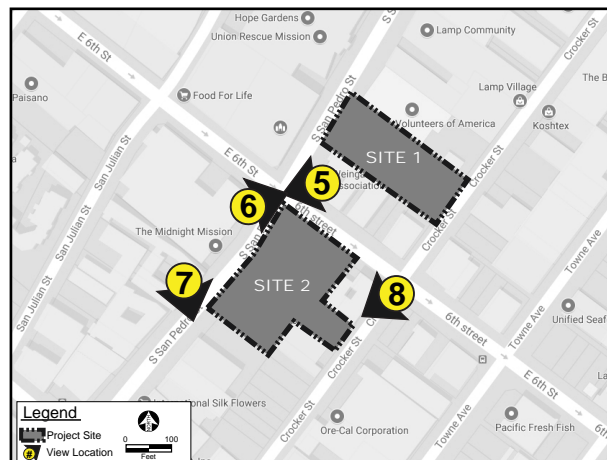
View 6: View looking northeast on the intersection of San Pedro Street and 6th Street at the Weingart Tower across from Site 2.



View 7: View looking northeast along San Pedro Street at the ABC Toys commercial building adjacent to Site 2.



View 8: View looking southwest along Crocker Street at apartment and commercial buildings adjacent and across from Site 2.



View Location Map

Figure 2-7
Views of Surrounding Land Uses - Site 2
Views 5-8

(b) Surrounding Transit Services

Extensive public bus and rail transit service is available within the area of the Project Sites and provides regular service intervals of 15 minutes during the peak hours. Public bus transit service in the immediate vicinity of the Project Sites is currently provided by Los Angeles County Metropolitan Transportation Authority (Metro), City of Gardena Transit, and City of Montebello bus lines. Additional public bus transit service in the Downtown Los Angeles area is provided by Foothill Transit, the Los Angeles Department of Transportation (LADOT) DASH Transit Service, Orange County Transportation Authority, and Torrance Transit Service.

The Metro Red and Gold rail lines also are provided in close proximity to the Project Sites. Metro's nearest Purple/Red line station is the Pershing Square station, which is located 0.7 miles northwest of the Project Sites, while the nearest Metro Gold Line Little Tokyo/Arts District station, is located 0.8 miles northeast of the Project Sites. Additionally, the Project Sites are located less than 1.0 mile from Metro's Regional Connector 1st Street portal, which is currently under construction and is expected to be completed by 2021.

3. RELATED PROJECTS

In this SCEA, cumulative impact analyses are provided for each environmental issue discussed in Section 5 (Environmental Impact Analysis) and can be found in each respective subsection of Section 5.⁵ Table 2-2 lists 161 reasonably foreseeable related projects within a 1.5-mile radius of the Project Sites that were considered in the cumulative impact analyses. This list was prepared based on information obtained from the City of Los Angeles Department of Transportation (LADOT) and the Department of City Planning. A map of these related projects is included as Figure 2-8.

⁵ Pursuant to Public Resources Code Section 21155.2(b)(1), the SCEA is required to identify all significant or potentially significant impacts of a TPP through the preparation of an initial study, other than growth inducing impacts or specific or cumulative impacts from cards and light-duty trucks trips consistent with Section 21159.28, based on substantial evidence in light of the whole record. The Initial Study Checklist for the Project is attached hereto in Section 4 of this SCEA. Additionally, the SCEA is required to identify any cumulative effects that have been adequately addressed and mitigated in prior applicable certified EIRs.

**Table 2-2
Related Projects**

Map No.	Project Status	Project Name/Number Address/Location	Land Use Data	
			Land Use	Size
1	Proposed	220 East Washington Boulevard	Specialty Retail Restaurant Apartment	7,750 GLSF 7,750 GSF 357 DU
2	Proposed	1500 South Figueroa Street	Apartment Retail	190 DU 12,432 GLSF
3	Under Construction	454 East Commercial Street	Bus Maintenance Facility	2 Acres
4	Proposed	Tenten Wilshire Expansion 1027 West Wilshire Boulevard	Condominium Retail Office	356 DU 5,000 GLSF 5,000 GSF
5	Proposed	233 West Washington Boulevard	Apartment Retail	160 DU 24,000 GLSF
6	Proposed	215 West 9th Street	Condominium Retail	210 DU 9,000 GLSF
7	Proposed	1400 South Figueroa Street	Apartment Retail	106 DU 4,834 GLSF
8	Under Construction	Amacon Project 1133 South Hope Street	Apartment Retail	208 DU 5,029 GLSF
9	Proposed	Megatoys 905 East 2nd Street	Condominium Retail	320 DU 18,712 GLSF
10	Under Construction	Park Fifth 427 West 5th Street 437 South Hill Street	Apartment Restaurant	600 DU 13,742 GSF
11	Proposed	1115 South Hill Street	Condominium Restaurant	172 DU 6,850 GSF
12	Proposed	1130 West Wilshire Boulevard	Office Day Care High-Turnover Restaurant Quality Restaurant	88,224 GSF 20 Students 248 GSF 5,375 GSF
13	Proposed	Embassy Tower 848 South Grand Avenue	Condominium Retail	420 DU 38,500 GLSF
14	Proposed	826 South Mateo Street	Condominium Retail Restaurant	90 DU 11,000 GLSF 5,600 GSF
15	Proposed	2030 East 7th Street	Office Retail	243,583 GSF 40,000 GLSF
16	Proposed	The Reef - LA Mart/SOLA Village 1900 South Broadway	Condominium Apartment Hotel Retail Office Gallery/Museum Gym	900 DU 550 DU 210 Rooms 143,100 GLSF 180,000 GSF 17,600 GSF 8,000 GSF
17	Proposed	Grand Avenue Project 225 South Grand Avenue 100 South Grand Avenue	Condominium Apartment Office Retail	1,432 DU 357 DU 681,000 GSF 449,000 GLSF
18	Under Construction	Metropolis Mixed-Use 899 South Francisco Street	Hotel Condominium Retail/Restaurant	480 Rooms 836 DU 46,000 GSF

**Table 2-2
Related Projects**

Map No.	Project Status	Project Name/Number Address/Location	Land Use Data	
			Land Use	Size
			Office	988,225 GSF
19	Proposed	LA Civic Center Office 150 North Los Angeles Street	Office Retail Child Care	712,500 GSF 35,000 GLSF 2,500 GSF
20	Proposed	1300 South Hope Street	Apartment Retail	419 DU 42,000 GLSF
21	Proposed	2130 East Violet Street	Office Retail	94,000 GSF 7,500 GLSF
22	Proposed	1329 West 7th Street	Apartment	87 DU
23	Under Construction	Topaz Mixed-Use 534-552 South Main Street 539-547 South Los Angeles Street	Apartment Retail Restaurant Fast-Food Restaurant	160 DU 18,000 GLSF 3,500 GSF 3,500 GSF
24	Under Construction	840 South Olive Street	Condominium Restaurant Retail	303 DU 9,680 GSF 1,500 GLSF
25	Under Construction	Santa Fe Freight Yard Redevelopment 950 East 3rd Street	Apartment Retail/Restaurant School	635 DU 30,062 GLSF 532 Students
26	Proposed	201 South Broadway	Office/Retail Restaurant	27,675 GSF
27	Proposed	The City Market 1057 South San Pedro Street ENV-2012-3003-EIR	Office Retail Cinema Apartment Hotel Condominium	549,141 GSF 224,862 GLSF 744 Seats 877 DU 210 Rooms 68 DU
28	Under Construction	400 South Broadway	Apartment Retail Bar	450 DU 6,904 GLSF 5,000 GSF
29	Proposed	Camden Arts Mixed-Use 1525 East Industrial Street	Apartment Retail Restaurant Office	328 DU 6,400 GLSF 5,700 GSF 27,300 GSF
30	Proposed	920 South Hill Street	Apartment Retail	239 DU 5,400 GLSF
31	Proposed	955 South Broadway	Apartment Retail	163 DU 6,406 GLSF
32	Under Construction	1212 South Flower Street	Condominium Retail	730 DU 7,873 GLSF
33	Under Construction	820 South Olive Street 825 South Hill Street	Apartment Retail	589 DU 4,500 GLSF
34	Proposed	1722 East 16th Street	Restaurant Retail	8,515 GSF 25,000 GLSF
35	Proposed	601 South Main Street	Condominium Retail	452 DU 25,000 GLSF
36	Proposed	2051 East 7th Street	Apartment Retail Restaurant	320 DU 15,000 GLSF 5,000 GSF
37	Under Construction	Herald Examiner 1111 South Broadway & 156 West 11th Street &	Apartment Retail Office	391 DU 49,000 GLSF 39,725 GSF

**Table 2-2
Related Projects**

Map No.	Project Status	Project Name/Number Address/Location	Land Use Data	
			Land Use	Size
		1201 South Main Street		
38	Under Construction	South Park Site 1 1120 South Grand Avenue	Apartment Retail	666 DU 20,690 GLSF
39	Under Construction	1247 South Grand Avenue	Apartment Retail	115 DU 4,610 GLSF
40	Proposed	1400 South Flower Street	Apartment Retail	147 DU 6,921 GLSF
41	Proposed	Variety Arts Mixed-Use 940 South Figueroa Street	Theater Restaurant Bar	1,942 Seats 10,056 GSF 5,119 GSF
42	Under Construction	La Plaza Cultura Village 527 North Spring Street	Apartment Retail Specialty Retail Restaurant	345 DU 23,000 GLSF 21,000 GLSF 11,000 GSF
43	Proposed	1036 South Grand Avenue	Restaurant	7,149 GSF
44	Proposed	Coca Cola 963 East 4th Street	Office Retail Restaurant	78,600 GSF 25,000 GLSF 20,000 GSF
45	Proposed	1248 South Figueroa Street	Hotel Restaurant	1,162 Rooms 13,145 GSF
46	Proposed	459 South Hartford Avenue	Apartment	101 DU
47	Proposed	Arts District Center 1129 East 5th Street	Retail Restaurant Hotel Apartment Art School/Convention Hall Art Gallery/Creative Office	23,000 GLSF 28,400 GSF 149 Rooms 228 DU 15,700 GSF 39,860 GSF
48	Proposed	1800 East 7th Street	Apartment Restaurant Retail	122 DU 4,605 GSF 3,245 GLSF
49	Proposed	1150 West Wilshire Boulevard	Apartment Restaurant	80 DU 4,589 GSF
50	Under Construction	737 South Spring Street	Apartment Pharmacy/Drug Store	320 DU 25,000 GSF
51	Proposed	520 South Mateo Street CPC-2016-3853	Apartment Office Retail Restaurant	600 DU 30,000 GSF 15,000 GLSF 15,000 GSF
52	Proposed	1218 West Ingraham Street	Apartment	80 DU
53	Proposed	Palmetto & Mateo 555 South Mateo Street	Retail	153,000 GLSF
54	Under Construction	732 South Spring Street	Apartment Pharmacy/Drug Store	400 DU 15,000 GSF
55	Proposed	340 South Hill Street	Apartment Restaurant	428 DU 2,894 GSF
56	Proposed	1145 West 7th Street ENV-2015-2800-MND	Condominium Retail	241 DU 7,291 GLSF
57	Proposed	540 South Santa Fe Avenue	Office	89,825 GSF
58	Proposed	360 South Alameda Street	Apartment Office Restaurant	55 DU 6,300 GSF 2,500 GSF
59	Proposed	118 South Astronaut	Apartment	77 DU

**Table 2-2
Related Projects**

Map No.	Project Status	Project Name/Number Address/Location	Land Use Data	
			Land Use	Size
		Ellison S Onizuka Street		
60	Proposed	222 West 2nd Street	Office Apartment Retail	534,044 GSF 107 DU 7,200 GLSF
61	Proposed	Soho House 1000 South Santa Fe Avenue	Restaurant/Bar Private Club	8,447 GSF 48 Rooms
62	Proposed	700 West Cesar Chavez Avenue	Apartment Retail	299 DU 8,000 GLSF
63	Proposed	Clinic at 7th & Wall 649 South Wall Street	Medical Office Assisted Living	66 Empl. 55 Beds
64	Proposed	Metro Emergency Security Operations Center 410 North Center Street	Office	110,000 GSF
65	Proposed	500 South Mateo Street	Restaurant	12,882 GSF
66	Proposed	Medallion Phase 2 300 South Main Street	Apartment Retail/Restaurant	471 DU 32,970 GLSF
67	Proposed	Alexan South Broadway 850 South Hill Street	Apartment Retail/Restaurant	300 DU 7,000 GLSF
68	Proposed	Olympic & Hill Mixed-Use 1030 South Hill Street	Apartment Retail Restaurant	700 DU 7,000 GLSF 8,000 GSF
69	Proposed	Alameda Hotel 400 South Alameda Street	Hotel Restaurant Retail	66 Rooms 2,130 GSF 840 GLSF
70	Proposed	Apex II 700 West 9th Street	Apartment Retail	341 DU 11,687 GLSF
71	Proposed	649 South Olive Street	Hotel	241 Rooms
72	Proposed	Sapphire Mixed-Use 1111 West 6th Street	Apartment Retail	362 DU 25,805 GLSF
73	Proposed	Grand Residences 1233 South Grand Avenue	Condominium Restaurant	161 DU 3,000 GSF
74	Proposed	675 South Bixel Street	Hotel Apartment Retail	126 Rooms 422 DU 4,874 GLSF
75	Proposed	740 South Hartford Avenue	Apartment	80 DU
76	Proposed	Lifan Tower 1235 West 7th Street	Condominium Retail	304 DU 5,960 GLSF
77	Proposed	940 South Hill Street	Apartment Retail	232 DU 14,000 GLSF
78	Proposed	361 South Spring Street	Hotel Meeting Rooms	315 Rooms 2,000 GSF
79	Proposed	1340 South Olive Street	Apartment Retail Restaurant	156 DU 5,000 GLSF 10,000 GSF
80	Proposed	1334 South Flower Street	Apartment Retail/Restaurant	146 DU 6,270 GLSF
81	Proposed	929 East 2nd Street	Retail Other	37,974 GLSF 71,078 GSF
82	Proposed	633 South Spring Street	Hotel Restaurant Bar	176 Rooms 8,430 GSF 5,290 GSF
83	Proposed	Luxe Hotel	Hotel	300 Rooms

**Table 2-2
Related Projects**

Map No.	Project Status	Project Name/Number Address/Location	Land Use Data	
			Land Use	Size
		1020 South Figueroa Street	Condominium Retail	435 DU 58,959 GLSF
84	Under Construction	1200 South Figueroa Street	Residential Restaurant Retail	648 DU 20,000 GSF 28,000 GLSF
85	Proposed	701 South Hill Street	Apartment Retail	124 DU 8,500 GLSF
86	Proposed	525 South Spring Street	Apartment Retail	360 DU 9,400 GLSF
87	Proposed	Case Hotel 1106 South Broadway	Hotel	151 Rooms
88	Proposed	Freehand Hotel 416 West 8th Street	Hotel	200 Rooms
89	Proposed	656 South Stanford Avenue	Apartment	82 DU
90	Proposed	Olympic Tower 815 West Olympic Boulevard	Hotel Retail Condominiums Office Conference Center	373 Rooms 65,074 GLSF 374 DU 33,498 GSF 10,801 GSF
91	Proposed	LA Gateway Project 1025 Olympic Boulevard ENV-2016-4889-EIR	Apartment Restaurant Retail	1,367 DU 20,000 GSF 20,000 GLSF
92	Under Construction	Oceanwide Plaza 1101 South Flower Street	Condominiums Hotel Retail Restaurant	504 DU 183 Rooms 120,583 GLSF 46,000 GSF
93	Proposed	Los Angeles Sports and Entertainment District Figueroa Street & 11th Street DIR-2005-7453-SPP-M3	Office Convention Center	601,800 GSF 250,000 GSF
94	Proposed	708 North Hill Street	Apartment Retail	162 DU 5,000 GLSF
95	Proposed	130 South Beaudry Avenue	Apartment	230 DU
96	Proposed	Urban View Lots 495 South Hartford Avenue	Apartment	218 DU
97	Proposed	8th & Figueroa Mixed-Use 744 South Figueroa Street	Apartment Retail	438 DU 7,500 GLSF
98	Proposed	433 South Main Street	Condominium Mixed-Use	196 DU 6,200 GSF
99	Proposed	Downtown LA Hotel 926 West James M. Woods Boulevard	Hotel	247 Rooms
100	Proposed	JMF Tower 333 West 5th Street	Condominiums Hotel Retail	100 DU 200 Rooms 27,500 GLSF
101	Proposed	Times Mirror Square 202 West 1st Street	Apartments Office Supermarket Restaurant	1,127 DU 285,088 GSF 50,000 GSF 75,589 GSF
102	Under Construction	888 South Hope Street	Apartments	526 DU
103	Proposed	2117 East Violet Street CPC-2017-437-GPA	Apartments Retail	509 DU 288,230 GLSF

**Table 2-2
Related Projects**

Map No.	Project Status	Project Name/Number Address/Location	Land Use Data	
			Land Use	Size
104	Proposed	Ferrante 1000 West Temple Street	Apartments Retail	1,500 DU 30,000 GLSF
105	Proposed	6AM Project 640 South Alameda Street, 1206 East 6th Street ENV-2016-3758-EIR	Apartments Condominiums Hotel Office Retail School Art Space	1,305 DU 431 DU 412 Rooms 253,514 GSF 127,609 GLSF 29,316 GSF 22,429 GSF
106	Proposed	1300 South Figueroa Street CPC-2017-746-GPA	Hotel	1,024 Rooms
107	Proposed	Budokan of Los Angeles 237-249 South Los Angeles Street	Sports Center	63,000 GSF
108	Proposed	King's Arch 537 South Broadway	Office	45,000 GSF
109	Proposed	Title Insurance Building 433 South Spring Street	Office	320,000 GSF
110	Proposed	Subway Terminal Retail 417 South Hill Street	Retail/Office	130,000 GLSF
111	Proposed	401 South Hewitt Street COC-2017-469-GPA	Office Retail Restaurant	255,500 GSF 4,970 GLSF 9,940 GSF
112	Proposed	333 South Alameda Street CPC-2017-552-GPA	Apartments Retail	994 DU 99,300 GLSF
113	Proposed	1000 South Hill Street ENV-2016-4711-EAF	Apartments Retail	498 DU 8,707 GLSF
114	Proposed	1018 West Ingraham Street ENV-2017-979-EAF	Apartments Retail	37 DU 1,890 GLSF
115	Proposed	1100 East 5th Street ENV-2016-3727-EIR, VTT-74549	Apartment Office Restaurant Retail	220 DU 20,021 GSF 19,609 GSF 9,250 GLSF
116	Proposed	1100 South Main Street ENV-2016-3825-EAF	Apartments Retail	379 DU 25,810 GLSF
117	Proposed	220 North Center Street 2017-CEN-46412	Apartment Retail	430 DU 8,742 GLSF
118	Proposed	1219 South Hope Street ENV-2017-1701-EAF	Hotel Restaurant	75 Rooms 7,700 GSF
119	Proposed	1307 West 7th Street DIR-2015-3777-SPP-DB-1A	Apartments Retail	76 DU 6,035 GLSF
120	Proposed	1322 West Maryland Street DIR-2016-3116-DB-SPP	Apartments Retail	47 DU 760 GLSF
121	Proposed	1323 South Grand Avenue	Apartments Retail/Restaurant	284 DU 6,300 GLSF
122	Proposed	601 South Central Avenue 930 East 6th Street	Apartments Retail	236 DU 12,000 GLSF
123	Proposed	640 South Santa Fe Avenue	Office Retail/Restaurant	91,185 GSF 15,980 GLSF
124	Proposed	641 South Imperial Street ENV-2017-740-EAF	Apartments Office	140 DU 14,749 GLSF
125	Proposed	643 North Spring Street	Apartments Hotel	281 DU 142 Rooms

**Table 2-2
Related Projects**

Map No.	Project Status	Project Name/Number Address/Location	Land Use Data	
			Land Use	Size
			Retail	17,003 GLSF
			Restaurant	2,532 GSF
126	Proposed	668 South Alameda Street VTT-74537	Apartment	475 DU
			Office	43,000 GSF
			Retail	9,000 GLSF
			Supermarket	15,000 GSF
			Restaurant	17,000 GSF
127	Proposed	676 South Mateo Street VTT-74550	Apartment	185 DU
			Mixed-Use	27,280 GLSF
128	Proposed	755 South Los Angeles Street ENV-2016-4963-EAF	Office	60,243 GSF
			Retail	16,694 GLSF
			Restaurant	26,959 GSF
129	Proposed	940 East 4th Street ENV-2017-611-EAF	Apartment	93 DU
			Retail	14,248 GLSF
			Office	6,000 GSF
130	Proposed	1410 South Flower Street ENV-2016-2477-MND	Apartments	152 DU
			Retail	1,184 GLSF
131	Proposed	845 South Olive Street ENV-2016-4864-MND	Apartment	208 DU
			Retail	810 GLSF
			Restaurant	1,620 GSF
132	Proposed	330 South Alameda Street ENV-2016-3335-EIR	Apartment	186 DU
			Office	10,415 GSF
			Retail	11,925 GLSF
133	Proposed	527 South Colyton Street ENV-2016-3400-EIR	Apartments	310 DU
			Retail	11,375 GLSF
			Office	11,736 GSF
134	Proposed	Fashion District Residences 212-230 East 7th Street 701-739 South Maple Avenue ENV-2016-3685-MND	Apartments	452 DU
			Retail	6,802 GLSF
			Restaurant	6,802 GSF
135	Proposed	755 South Wall Street ENV-2016-3991-EIR	Apartment	323 DU
			Retail	4,400 GLSF
			Event Space	125 Persons
			Office	53,200 GSF
			Restaurant	4,420 GSF
136	Proposed	1101 East 5th Street 445-457 South Colyton Street ENV-2016-4476-EIR	Live/Work	129 DU
			Retail	26,979 GLSF
			Restaurant	31,719 GSF
			Hotel	113 Rooms
			Art Uses	13,771 GSF
137	Proposed	1045 South Olive Street ENV-2017-3264-EIR	Apartments	794 DU
			Retail	12,504 GLSF
138	Proposed	Figueroa Centre 913 South Figueroa Street ENV-2017-174-EIR	Hotel	220 Rooms
			Condominiums	200 DU
			Retail	94,080 GLSF
139	Proposed	8th, Grand & Hope Tower 754 South Hope Street	Apartments	401 DU
			Retail	19,909 GLSF
140	Proposed	1340 South Hill Street ENV-2017-1213-EAF	Apartments	233 DU
141	Proposed	670 South Mesquite Street ENV-2017-249-EIR	Apartments	308 DU
			Hotel	236 Rooms
			Office	944,055 GSF

**Table 2-2
Related Projects**

Map No.	Project Status	Project Name/Number Address/Location	Land Use Data	
			Land Use	Size
			Retail	79,240 GLSF
			Restaurant	89,576 GSF
			Event Space	93,617 GSF
			Gym	62,148 GSF
			Grocery	56,912 GSF
142	Under Construction	Alameda Square 777 South Alameda Street	Restaurant	117,400 GSF
143	Proposed	1600 South Figueroa Street CPC-2017-400-GPA	Retail	66,200 GLSF
144	Proposed	2159 East Bay Street CPC-2017-624-VZC	Apartments	336 DU
			Hotel	250 Rooms
145	Proposed	2110 Bay Street 2016-CEN-44566	Office	203,670 GSF
			Retail	18,330 GLSF
			Apartment	99 DU
			Affordable Housing	11 DU
			Office	113,350 GSF
			Retail	43,657 GLSF
146	Proposed	215 West 14th Street	Apartment	154 DU
			Retail	10,700 GLSF
147	Proposed	1745 East 7th Street	Apartment	57 DU
			Retail	6,000 GLSF
148	Under Construction	354 South Spring Street	Apartment	212 DU
			Restaurant	15,280 GSF
149	Proposed	Alameda District Plan	Residential	22 DU
			Office	7,443,200 GSF
			Retail	645,000 GLSF
			Hotel	750 Rooms
			Restaurant	20,000 GSF
			Museum	70,000 GSF
150	Proposed	775 South Figueroa Street 945 West 8th Street	Apartment	781 DU
			Retail	6,700 GLSF
151	Proposed	655 South San Pedro 513 East 7th Street DIR-2017-2333-SPR	Apartment	81 DU
152	Proposed	900 North Alameda Street 2017-CEN-46271	Data Center	179,900 GSF
153	Proposed	1005 South Mateo Street 2007-CEN-4582	Industrial Park	94,849 GSF
154	Proposed	1000-1024 South Mateo Street	Apartment	104 DU
			Office	101,983 GSF
			Restaurant	16,279 GSF
			Retail	5,830 GLSF
			Arts & Production	5,519 GSF
155	Proposed	LA County Consolidated Correctional Facility 441 East Bauchet Street	Jail	3,885 Beds
156	Proposed	2143 East Violet Street	Apartment	320 DU
			Office	224,292 GSF
			Retail	46,670 GLSF
157	Proposed	806 East 3rd Street	Restaurant	18,327 GSF
158	Proposed	Olympia Mixed-Use 1001 West Olympic Boulevard	Apartment	879 DU
			Restaurant	20,000 GSF
			Retail	20,000 GLSF

**Table 2-2
Related Projects**

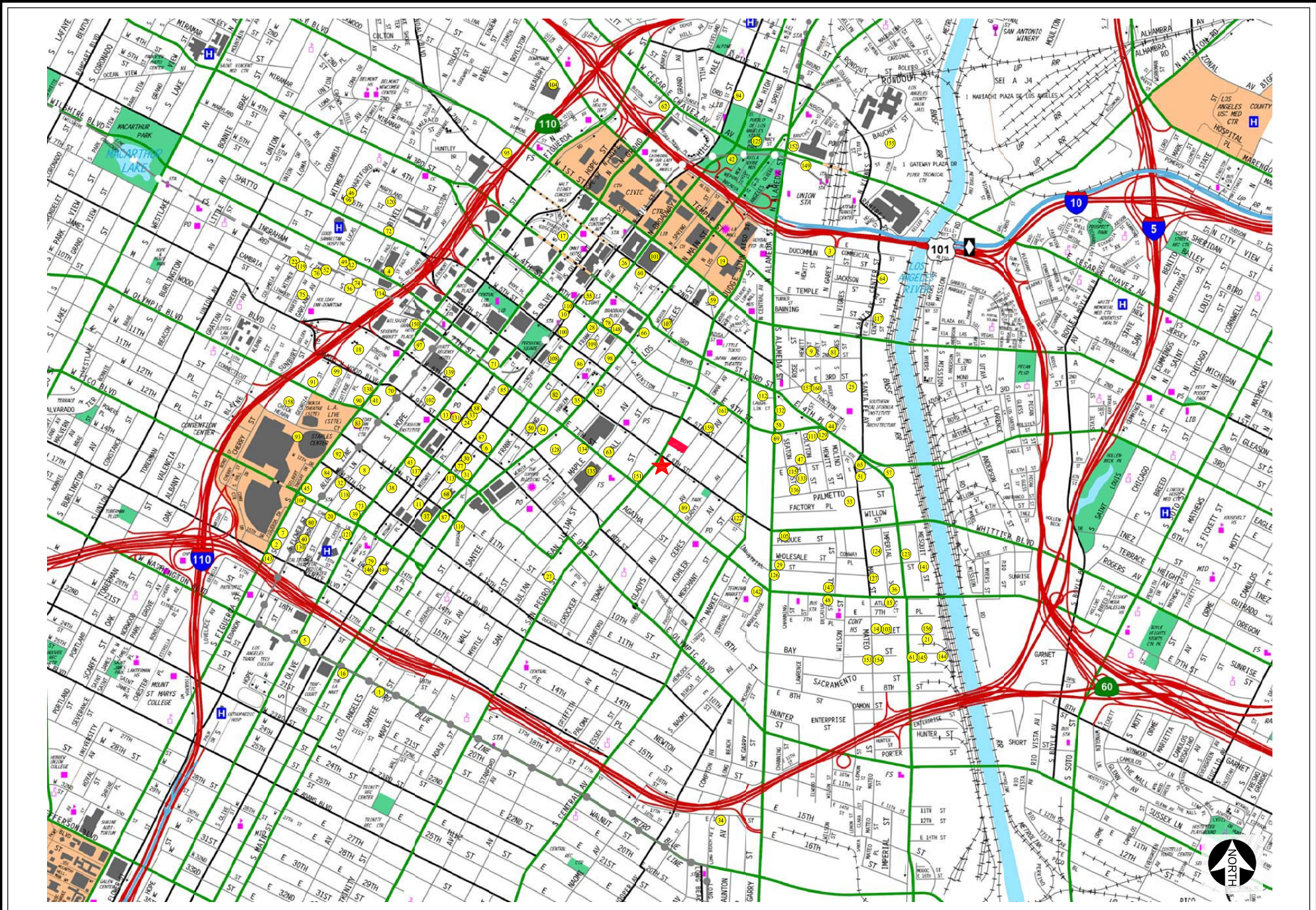
Map No.	Project Status	Project Name/Number Address/Location	Land Use Data	
			Land Use	Size
			Hotel	1,000 Rooms
159	Proposed	609 East 5th Street	Apartment	151 DU
160	Proposed	810 East 3rd Street	Apartment Restaurant Retail	4 DU 3,541 GSF 6,171 GLSF
161	Proposed	508 East 4th Street	Apartment	41 DU
<i>GLSF = gross leasable square feet GSF = gross square feet DU = dwelling unit</i>				
<i>Source: LLG Engineers, March 2018.</i>				

In addition to the 161 related projects listed on Table 2-2, DCP is currently updating the Central City Community Plan in conjunction with the Central City North Community Plan. The plan areas together make up the Downtown Los Angeles (sometimes referred to as DTLA), in a combined planning process commonly referred to as the “DTLA 2040 Plan.” The purpose of the DTLA 2040 Plan is to develop and implement a future vision for Downtown Los Angeles that supports and sustains ongoing revitalization, while thoughtfully accommodating projected future growth. Downtown Los Angeles has been a rapidly changing setting within the City, which supports a collection of economic opportunities and entrepreneurship, people, culture and distinct neighborhoods, and sits at the center of the regional transportation network.

According to DTLA 2040 Plan projections, an additional estimated 125,000 people, 70,000 housing units, and 55,000 jobs will be added to the Downtown area by the year 2040.⁶ In partnership with the Downtown community, the Department of City Planning is anticipated to incorporate growth trends into the DTLA 2040 Plan and other Downtown policies, plans, and programs. As such, the DTLA 2040 Plan will include development options, densities, and intensities and bring the 2003 Central City Community Plan up-to-date as an improved planning tool.⁷ Only the initial period of any such projected growth would overlap with the Project's future baseline forecast, as the Project is anticipated to be completed in 2025, well before the Community Plan Update's horizon year. Moreover, the Project's projected buildout and occupancy years are similar to those of many related projects identified above. Accordingly, it can be assumed that the projected growth reflected by the list of related projects, which itself is a conservative assumption, would account for any overlapping growth that may be assumed by the DTLA 2040 Plan upon its adoption.

⁶ *Based on February 2018 growth projections as of February 2018, which may be subject to change as the DTLA 2040 Plan evolves. Source: Los Angeles Department of City Planning, DTLA 2040, Downtown Community Plan Strategies for DLANC, February 2018, available at www.dtlA2040.org/draft-documents.html.*

⁷ *City of Los Angeles, DTLA 2040, About DTLA 2040, Welcome to the Downtown Community Plans, www.dtlA2040.org/about.html, accessed June 6, 2018.*



MAP SOURCE: RAND MCNALLY & COMPANY

WEINGART TOWERS PROJECT

SAN PEDRO TOWER PROJECT

Source: Linscott, Law & Greenspan, Engineers, 2018.

Figure 2-8
Location of Related Projects

In addition, the City has received funding from Metro's Transit Oriented Development Planning Grant Program, which encourages cities to adopt and implement land use regulations that support transit ridership and vibrant neighborhoods around transit stations. As such, the DTLA 2040 Plan will focus on Metro's new Regional Connector and existing transit station areas to improve the walkability and transit orientation of neighborhoods in Downtown Los Angeles. The Regional Connector, currently under construction and anticipated to open in 2021, will be a 1.9-mile underground light-rail system extension that will connect the Metro Gold Line to the 7th Street/Metro Center Station. Specifically, the Regional Connector will allow for a direct connection between the cities of Azusa and Long Beach and between East Los Angeles and Santa Monica, and three new stations will be added at 1st Street/Central Avenue (Little Tokyo/Arts District Station), 2nd Street/Broadway (Historic Broadway Station), and 2nd Street/Hope Street (Grand Avenue Arts/Bunker Hill Station). The Regional Connector will also improve access to both local and regional destinations by providing connectors to other rail lines via the 7th Street/Metro Center Station. In addition to the proximity of the Project Sites to other rail stations described above, the Project Sites are located less than one mile from Metro's Regional Connector 1st Street/Central Avenue portal.

Furthermore, the Los Angeles Streetcar (Streetcar) is an anticipated project that will serve as a fixed-rail streetcar connecting to Downtown neighborhoods and regional transportation resources, including Metro's growing rail network. The Streetcar does not have a projected date of completion, as its engineering, scheduling, and funding continue to be discussed. The Streetcar's 4-mile route will run approximately 18 hours per day to connect riders with places such as South Park, the Financial District and Historic Broadway, Grand Park LA and the Civic Center, the Fashion District, the Convention Center, Staples Center, and LA Live. Specifically, the Streetcar will start at Hill Street, travel east along 1st Street, south along Broadway, west along 11th Street, north along Figueroa Street, east along 7th Street, and north along Hill back to 1st Street. As what will be the most frequent streetcar service in the entire country, with 7-minute headways during peak hours and frequencies of 10 to 15 minutes during off-hours, the Streetcar will serve as an alternative to driving between destinations for residents, workers and visitors. The Streetcar will also encourage additional commercial and residential development in the City's urban, transit-accessible core.

In addition to the Streetcar, the Figueroa Corridor Streetscape (MyFigueroa) Project is currently underway. MyFigueroa focuses on transforming the Figueroa Corridor (between 7th Street and Martin Luther King Boulevard) into a complete, multimodal street that serves the needs of pedestrians, bicyclists, transit riders, and drivers. MyFigueroa, managed by LADOT, includes the following components:

- Better signalization and signage, high-visibility crosswalks, transit platforms, more street trees, and public art.
- A three-mile bikeway which will build a transformative link between Downtown and South Los Angeles, expand the City's bicycle network and help to implement the City's Mobility Plan 2035.
- Protected bicycle lanes where bicycles will be separated from roadway traffic.

As part of its improvements, MyFigueroa will incorporate on-street protected bicycle lanes that connect to local and regional rail and bus systems along their entire length, with a large and expanding concentration of transit options toward the north end in Downtown Los Angeles at the 7th Street Metro Station.

4. PROJECT CHARACTERISTICS

The Project includes the development of two distinct affordable housing projects by the Weingart Center Association on the two Project Sites to provide affordable housing for tenants who qualify for income-restricted units at 50 percent of the Area Median Income or less. Collectively, the Project would provide 685 residential dwelling units, comprising 382 residential dwelling units on Site 1 and 303 residential dwelling units on Site 2. Of the 685 residential dwelling units, 676 dwelling units would be deed restricted affordable housing at 50 percent of the Area Median Income or less, with 378 deed restricted affordable units on Site 1 and 278 deed restricted affordable units on Site 2. The remaining 9 residential dwelling units would not be deed restricted affordable units and would be reserved for building managers, with 4 managers units on Site 1 and 5 managers units on Site 2.

All affordable units would be intended to provide permanent long-term deed restrictive housing without limitation of the tenancy duration. At Site 1, approximately 80 percent of the affordable units would be dedicated to permanent supportive housing units, and up to 20 percent would be dedicated to family affordable housing.⁸ At Site 2, approximately 60 percent of the affordable units would be dedicated to permanent supportive housing units, and up to 40 percent would be dedicated to family housing.⁹ Supportive services would be available to all residents. The permanent supportive housing dwelling units would be restricted to only formerly homeless individuals, whereas the family affordable units would be available to anyone who meets the income restriction.

At Site 1, the 4 managers units would comprise three 1-bedroom units and 1 efficiency unit; the family affordable units would comprise 47 1-bedroom units and 29 efficiency units; and the permanent supportive housing units would comprise 302 efficiency units. At Site 2, the 5 managers units would comprise 5 efficiency units; the family affordable units would comprise 119 efficiency units; and the permanent supportive housing units would comprise 179 efficiency units.

⁸ “Family affordable” signifies that these units would be made available to anyone who qualifies at the requisite income level of 50 percent below area median income (AMI). Tenants of these units would not be required to be formerly homeless. However, it is possible that they may be formerly homeless. It is not intended that children would live in the Project, though households with children that qualify for the units would not be turned away. “family affordable” differs from “permanent supportive housing” in that the tenants would not be required to be formerly homeless, whereas permanent supportive housing units would be reserved only for formerly homeless individuals.

⁹ The percentage breakdown at Site 2 for permanent supportive housing and family affordable units is meant to represent a maximum percentage of family affordable units at Site 2. This maximum percentage of family affordable units is included for the purpose of analyzing a conservative scenario for potential traffic impacts. It is possible that the percentage of family affordable units could decrease at Site 2, and the percentage of permanent supportive housing could increase in the future.

The maximum residential occupancy for the Project on the Project Sites collectively would be 1,420 persons as will be established by requirements set forth in the regulatory agreement between the Project Applicant and the California Health and Safety Code, the Los Angeles Housing + Community Investment Department (HCIDLA). Employment at the Project Sites would consist of approximately 74 future employees including 58 services staff and 16 management staff in addition to the 15 staff members employed at the currently operational café who will transition to the new facility built at Site 1.¹⁰

Descriptions of the proposed development of Sites 1 and 2 are included below.

(a) Site 1 Project

The portion of the Project to be constructed on Site 1 (Site 1 Project) includes the demolition and removal of the existing 7,000-square-foot food service building and surface parking area from Site 1, as well as two trees located within the public right-of-way on South San Pedro Street, and development of the site with 222,574 square feet of mixed residential, philanthropic institution, and commercial land uses in two towers (Tower 1A and Tower 1B) and one level of subterranean parking garage with 32 vehicle parking spaces, long-term bicycle parking, and storage.¹¹¹² The Site 1 Project would include a total of 382 residential dwelling units, a total of 25,493 square feet of philanthropic institution land uses, 2,250 square feet of commercial retail land uses, and approximately 26,060 square feet of common indoor and outdoor open space.¹³ Vehicular access to Site 1 would be provided via a single driveway on Crocker Street into the subterranean parking garage. An additional driveway along the southern edge of Site 1 would provide limited vehicular access, as required per an existing easement to provide loading and unloading opportunities to the abutting Weingart Center Association building and the building located at the northwest corner of Crocker Street and East 6th Street. The open space includes an approximately 4,060-square-foot ground-level open courtyard would separate the two towers. Site plans for the Site 1 Project are included on Figures 2-9 through 2-46. A breakdown of the proposed land uses for Site 1 development is shown on Table 2-3.

¹⁰ *Occupancy and employment figures provided by the Weingart Center Association.*

¹¹ *Street Tree removal subject to review and approval by the City's Urban Forestry Division.*

¹² *Unless otherwise indicated, building square footage comprises square footage of floor area as measured pursuant to the LAMC.*

¹³ *LAMC Section 12.03 defines a philanthropic institution as "a nonprofit, charitable institution devoted to the housing, training or care of children, or of aged, indigent, handicapped or underprivileged persons, but not including the following: office buildings, except as an accessory to and located on the same lot with an institutional activity, as listed above; hospitals, clinics or sanitariums, correctional institutions, institutions or homes for the insane or those of unsound mind; lodging houses or dormitories providing temporary quarters for transient unemployed persons; organizations devoted to collecting and salvaging new or used materials, or organizations devoted principally to distributing food, clothing or supplies on a charitable basis.*

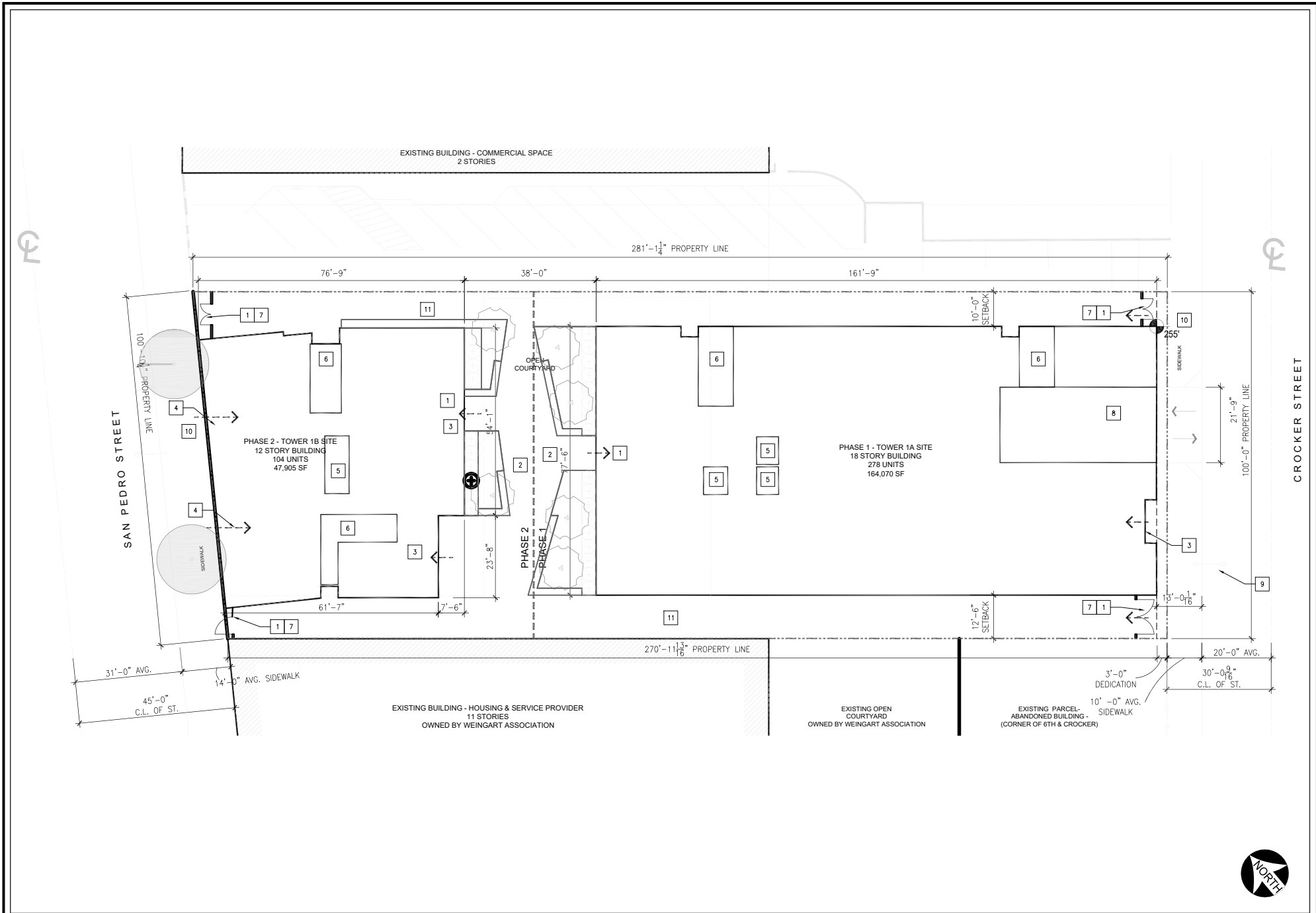
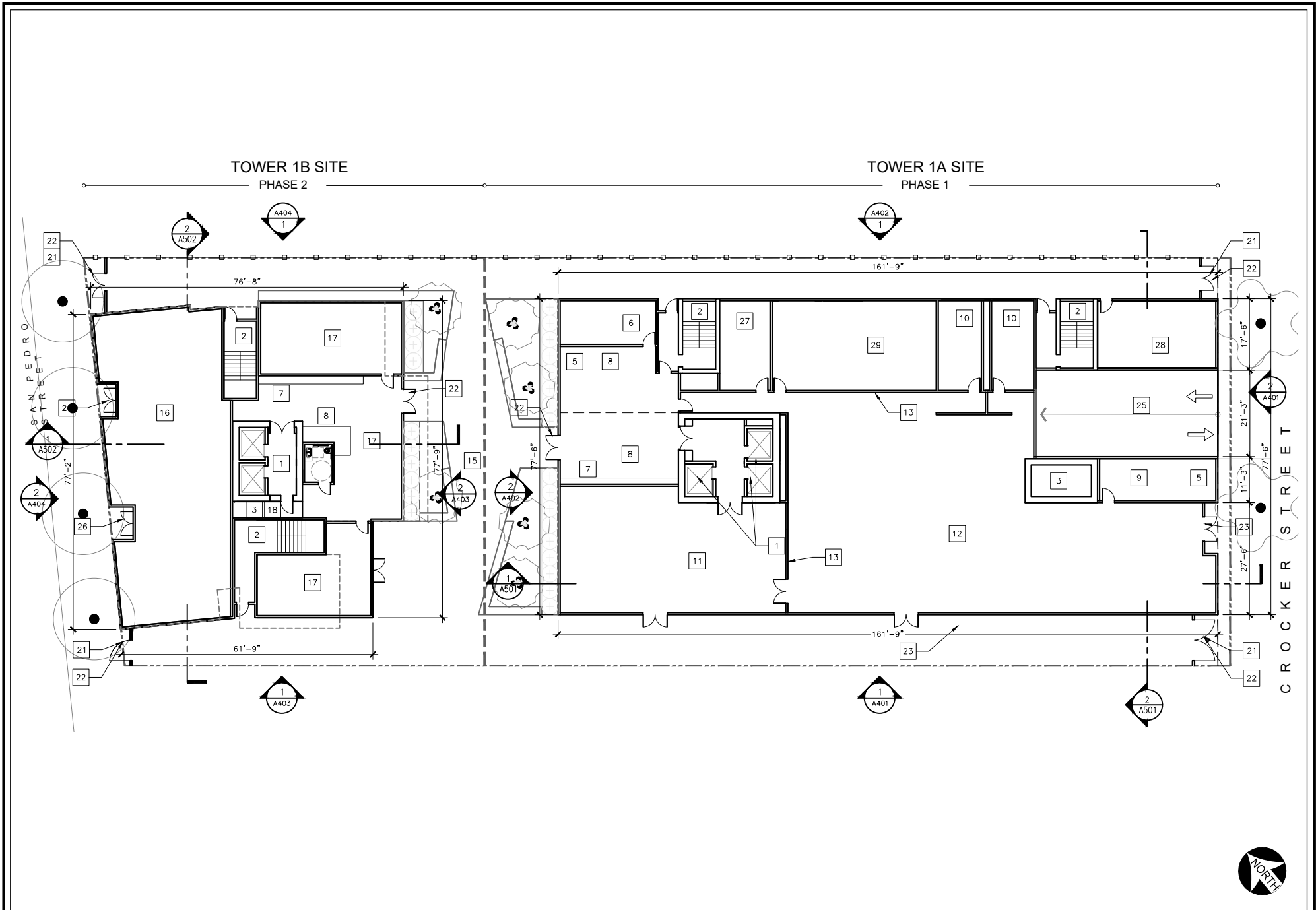


Figure 2-9
Plot Plan - Site 1

Source: JWDA Architecture, 2018.



Source: JWDA Architecture, 2018.

Figure 2-11
Level 1 Floor Plan - Site 1

TOWER 1B SITE
PHASE 2

TOWER 1A SITE
PHASE 1

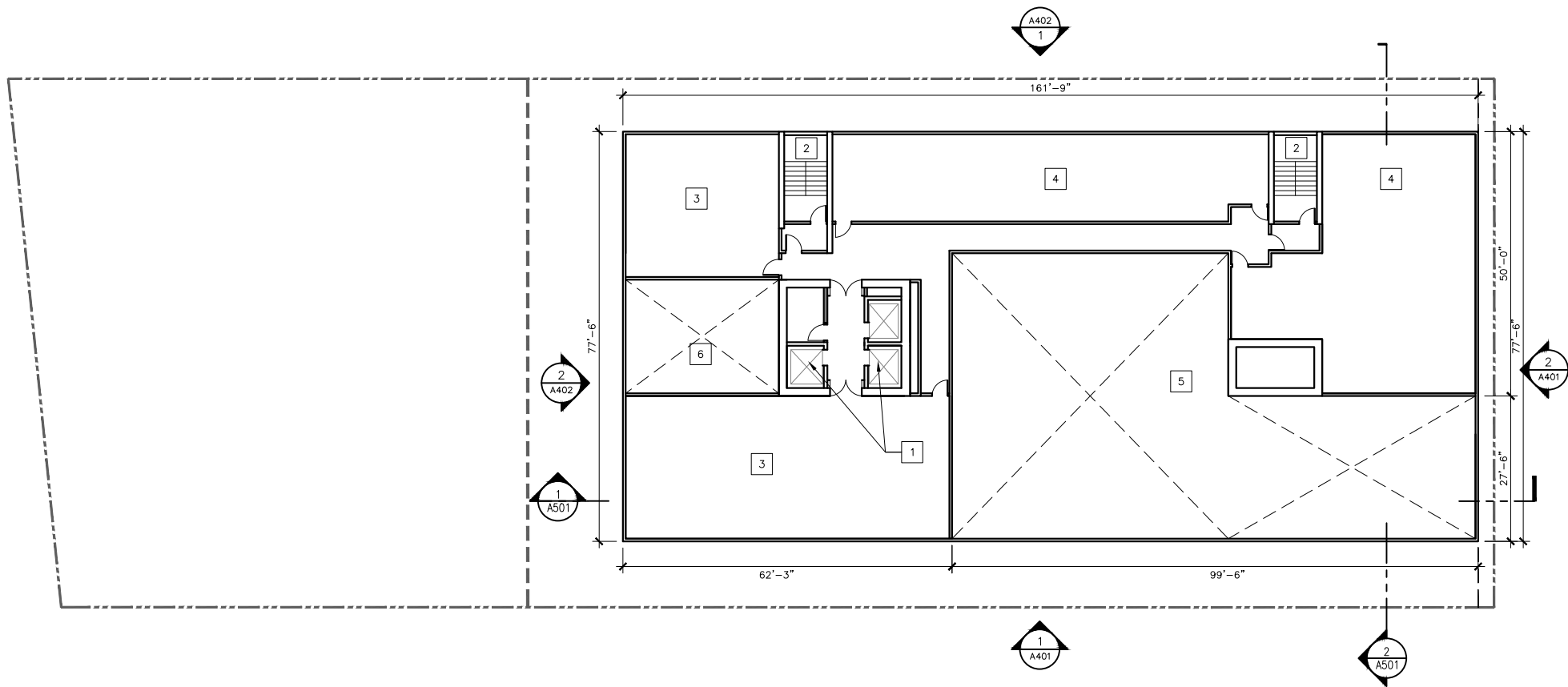


Figure 2-12
Mezzanine Floor Plan - Site 1

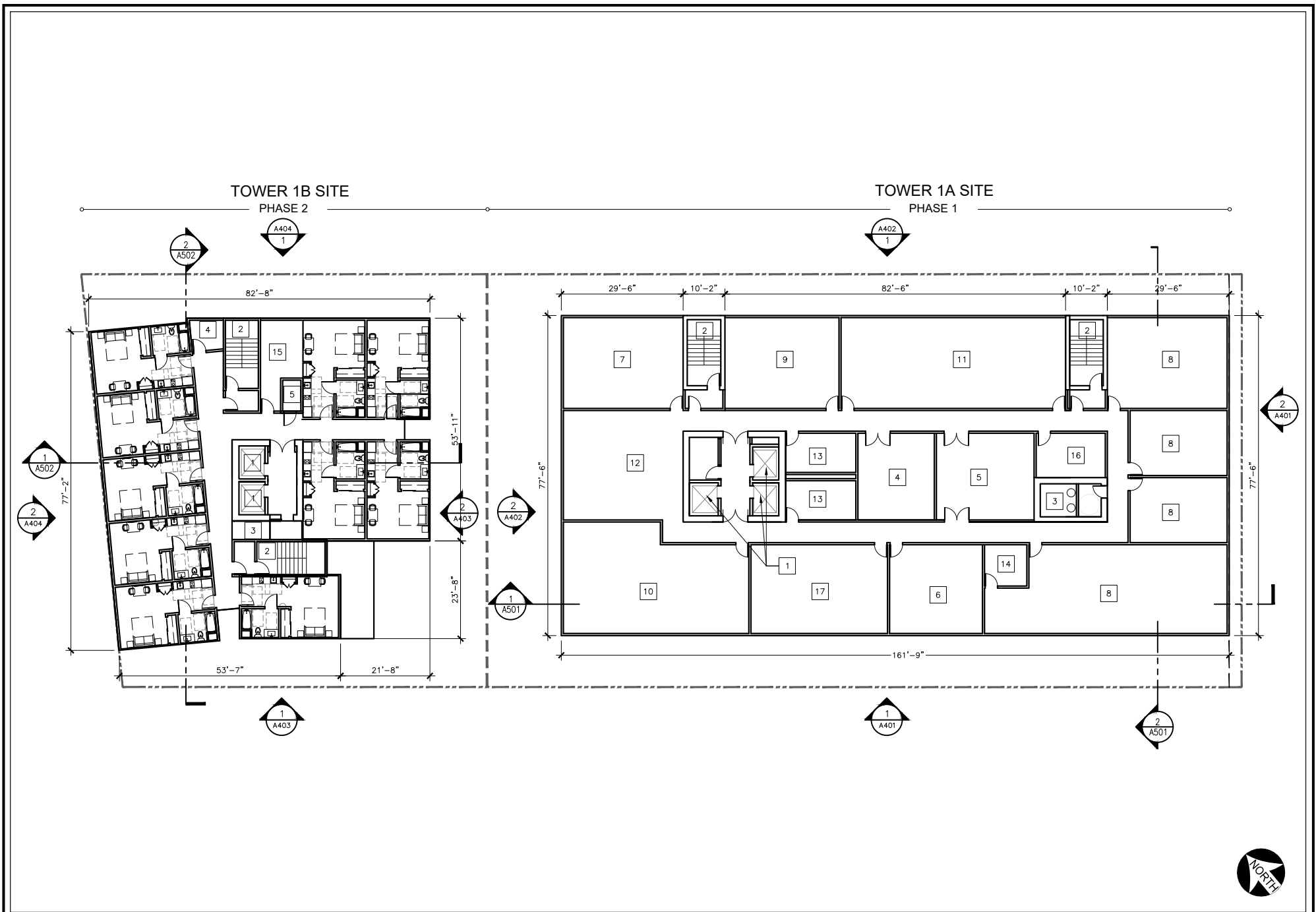


Figure 2-13
Level 2 Floor Plan - Site 1

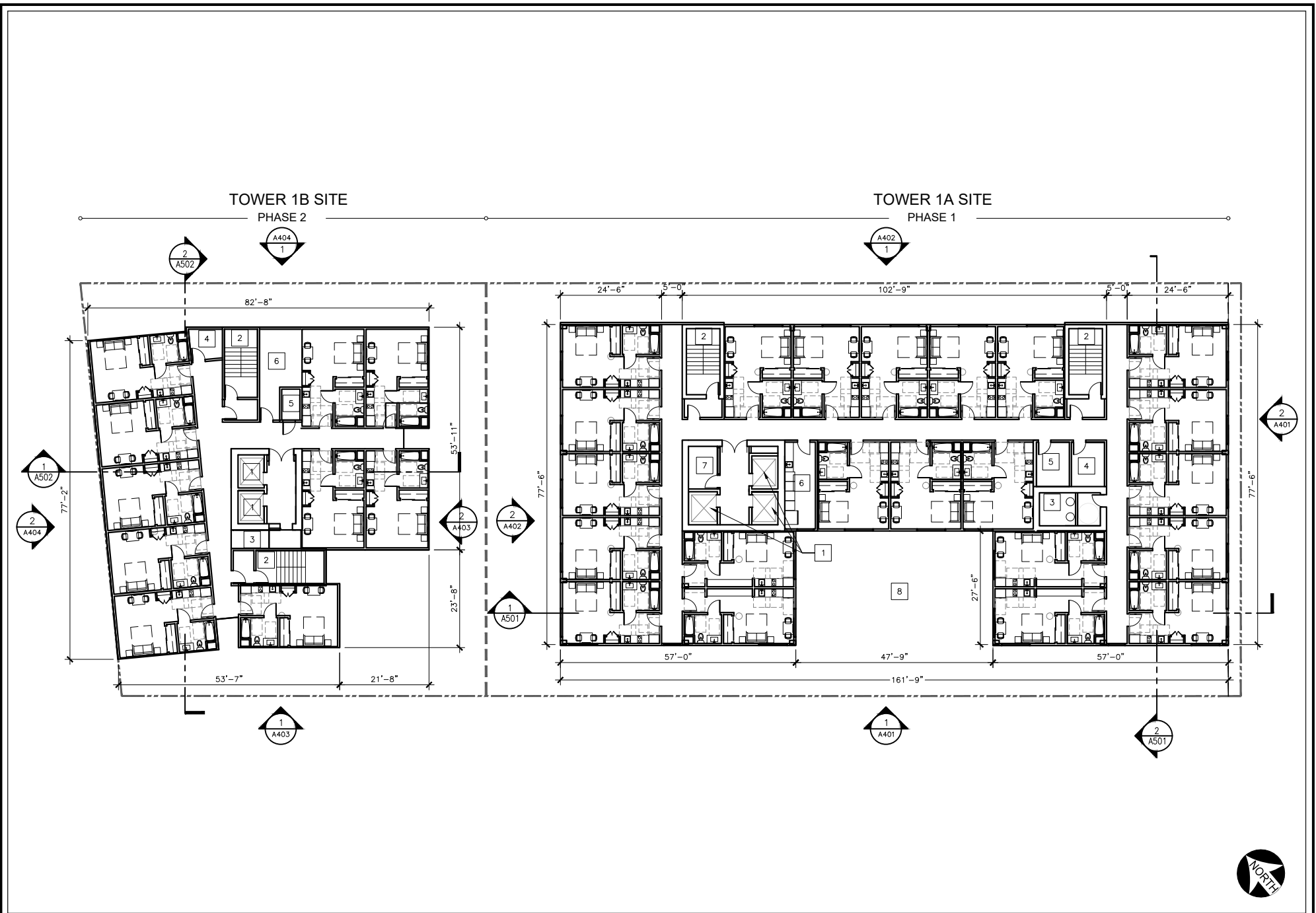


Figure 2-15
Level 4 Floor Plan - Site 1

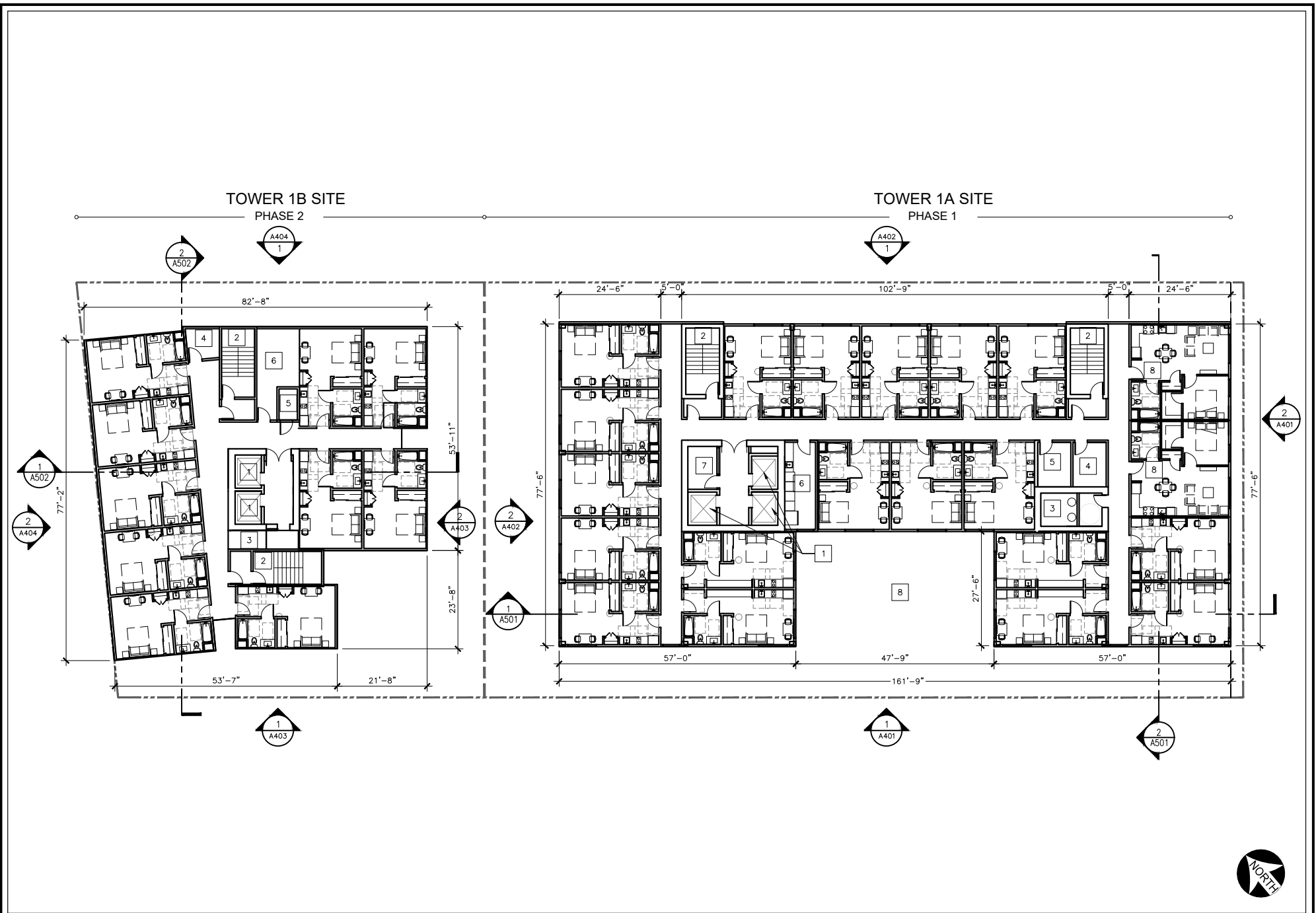
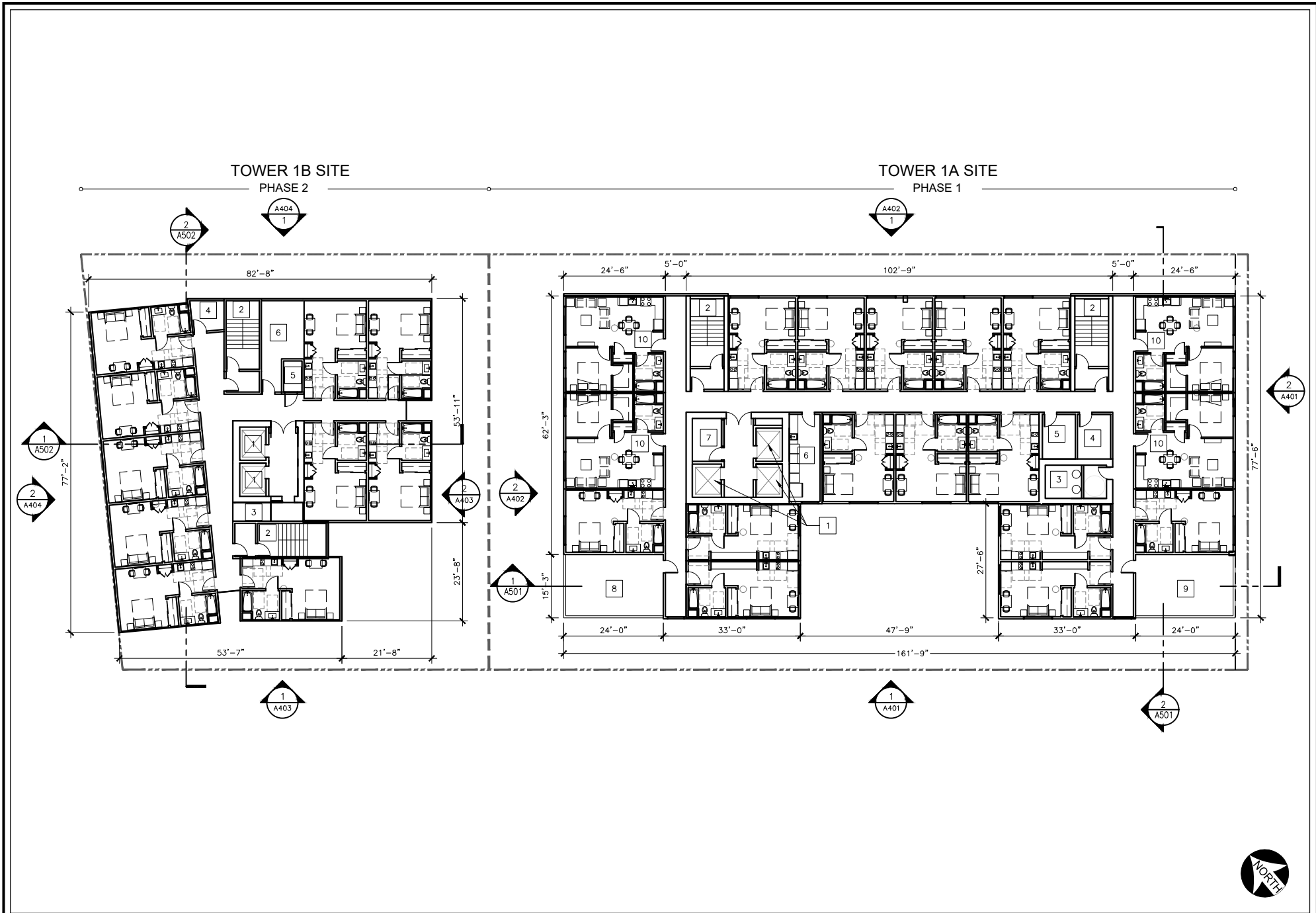


Figure 2-16
Level 5 Floor Plan - Site 1



Source: JWDA Architecture, 2018.

Figure 2-17
Level 6 and 7 Floor Plan - Site 1

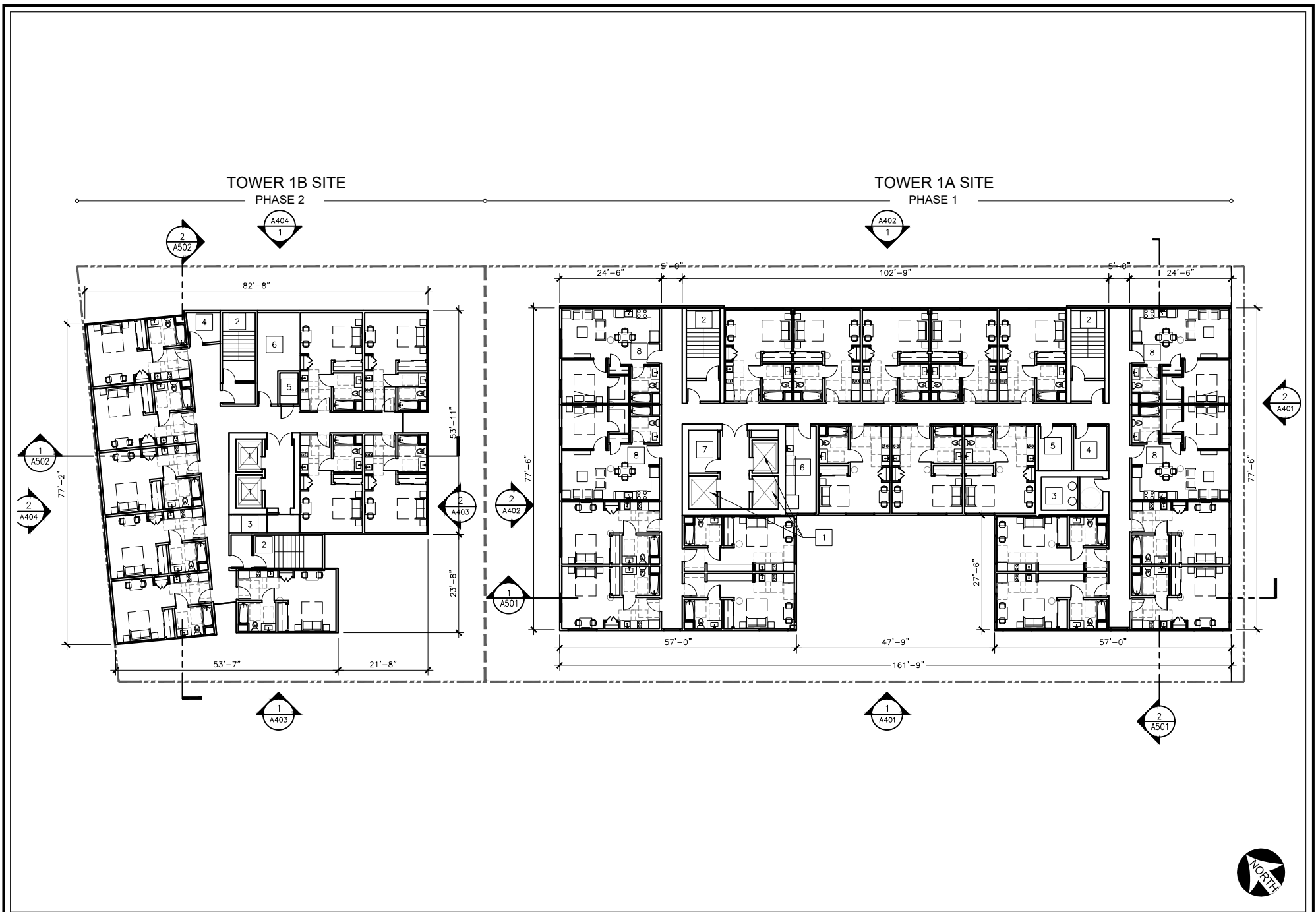
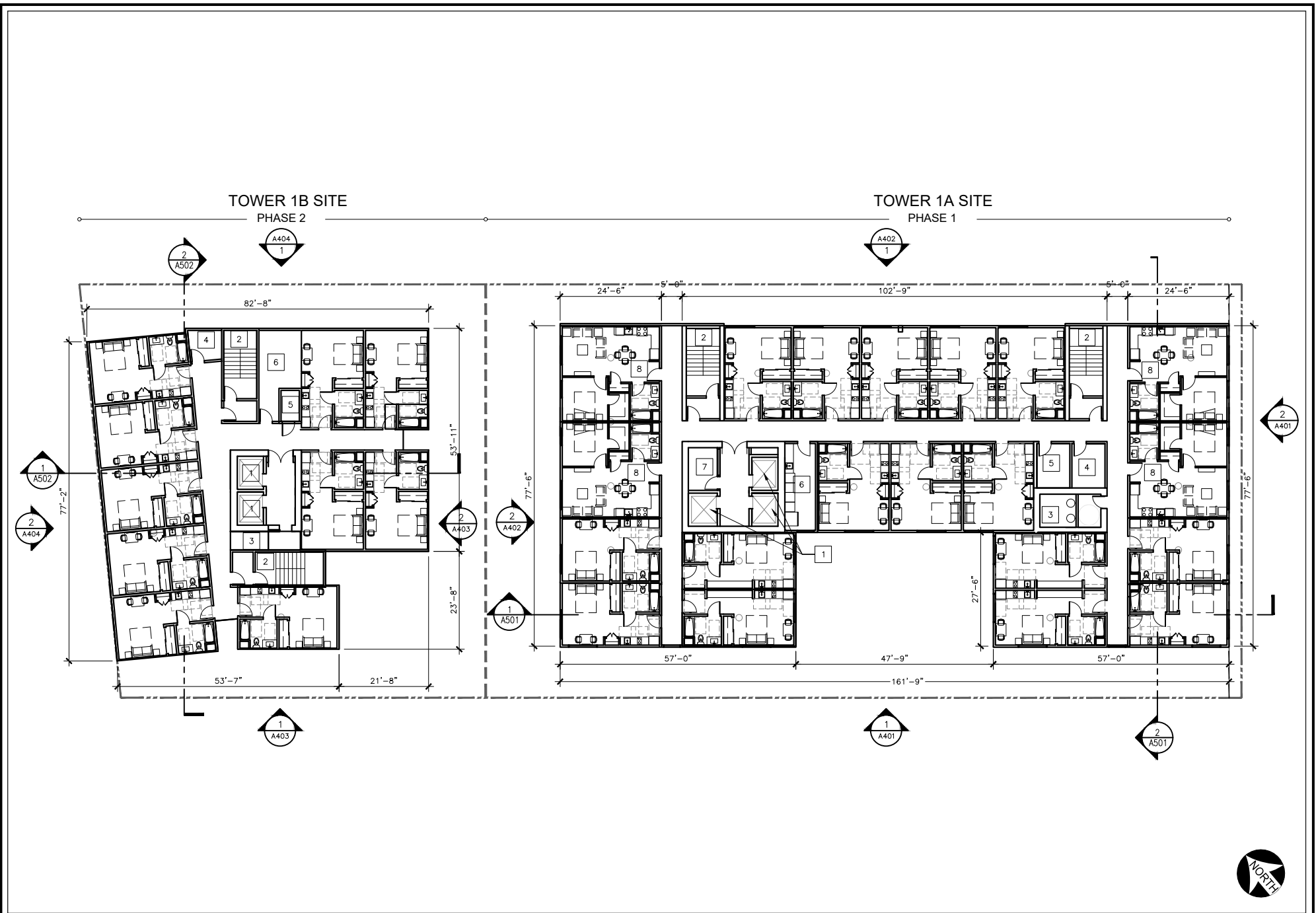


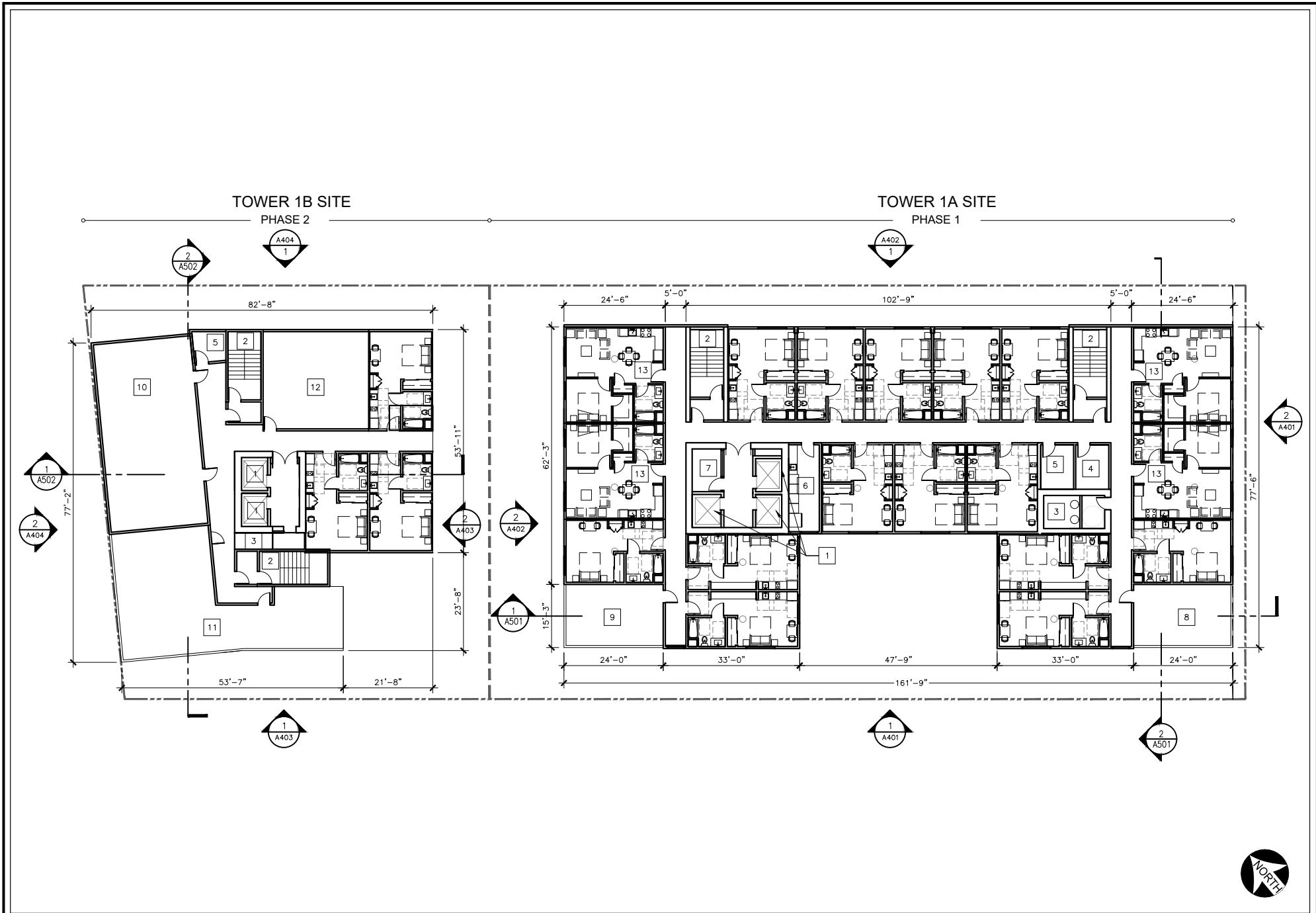
Figure 2-18
Level 8 and 9 Floor Plan - Site 1

Source: JWDA Architecture, 2018.



Source: JWDA Architecture, 2018.

Figure 2-19
Level 10 and 11 Floor Plan - Site 1



Source: JWDA Architecture, 2018.

Figure 2-20
Level 12 Floor Plan - Site 1

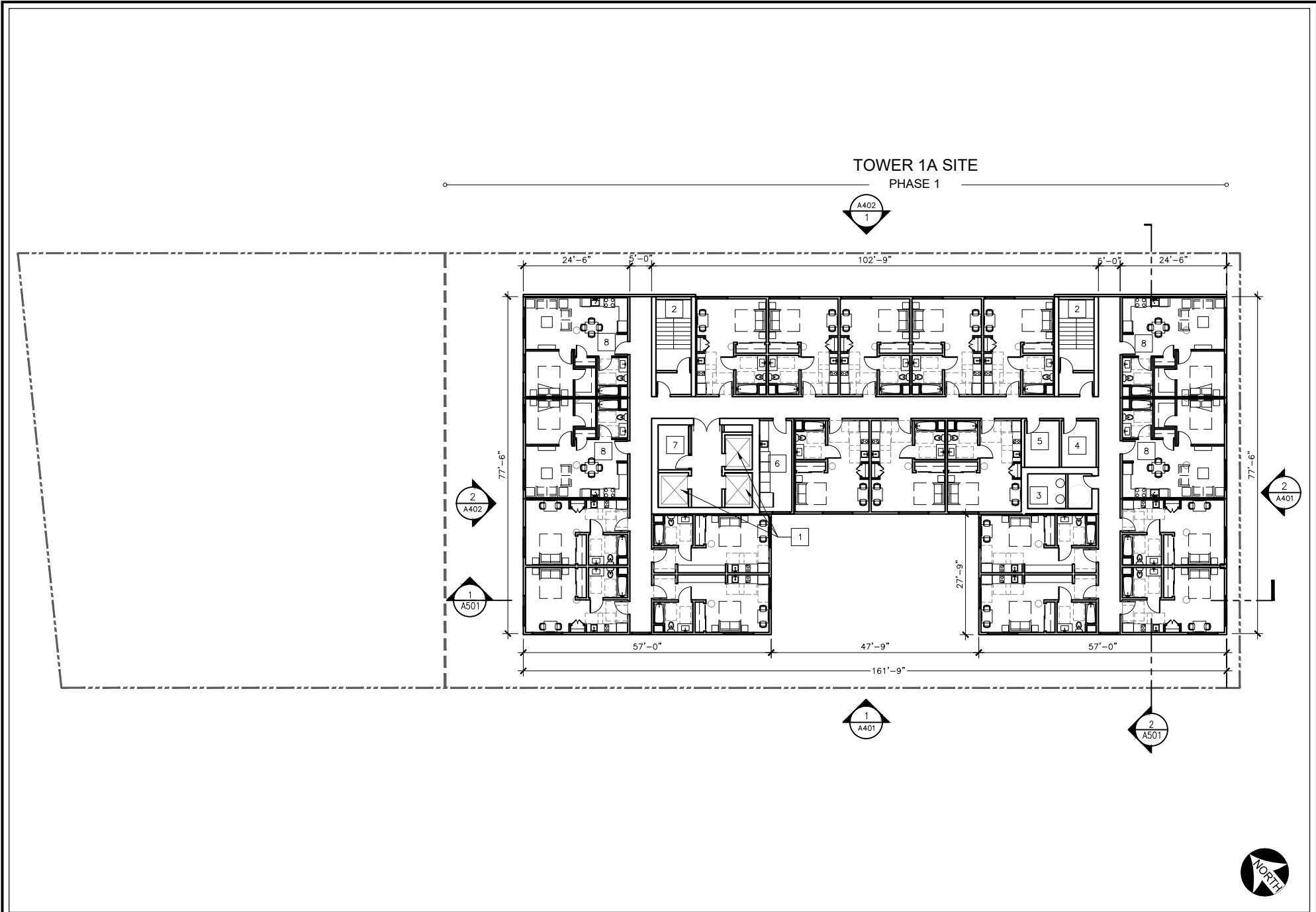


Figure 2-22
Level 14 and 15 Floor Plan - Site 1

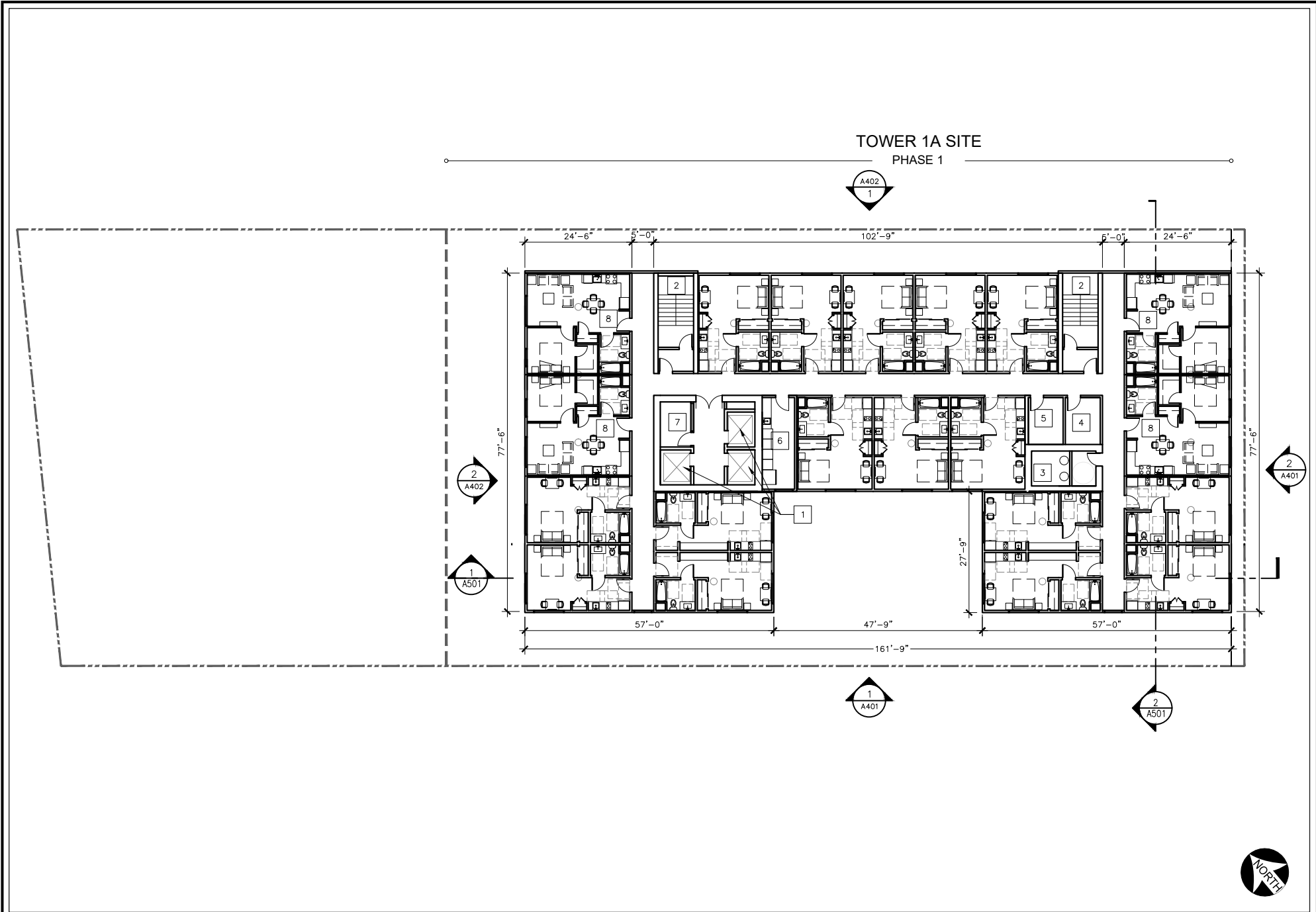


Figure 2-23
Level 16 and 17 Floor Plan - Site 1

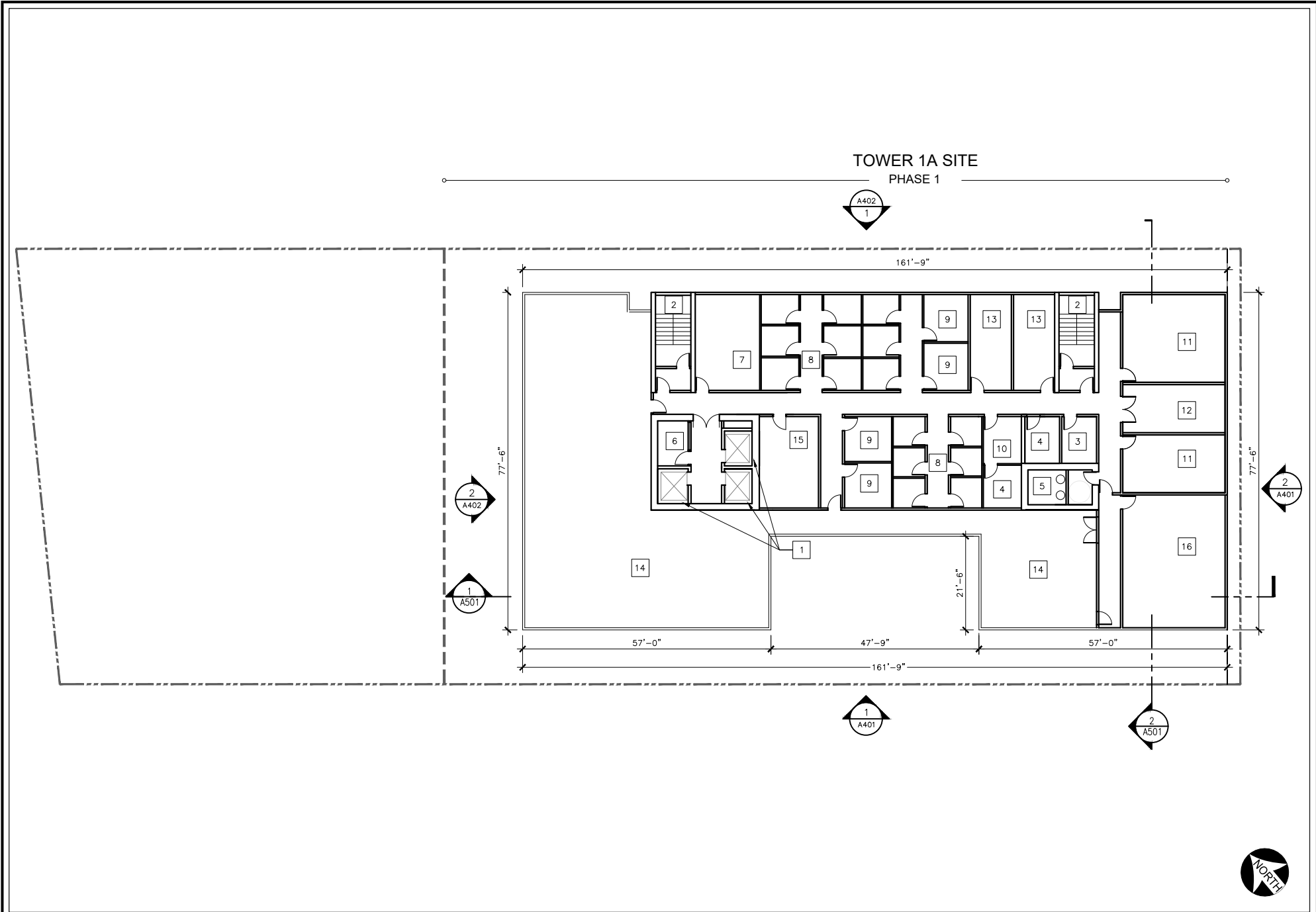


Figure 2-24
Level 18 Floor Plan - Site 1

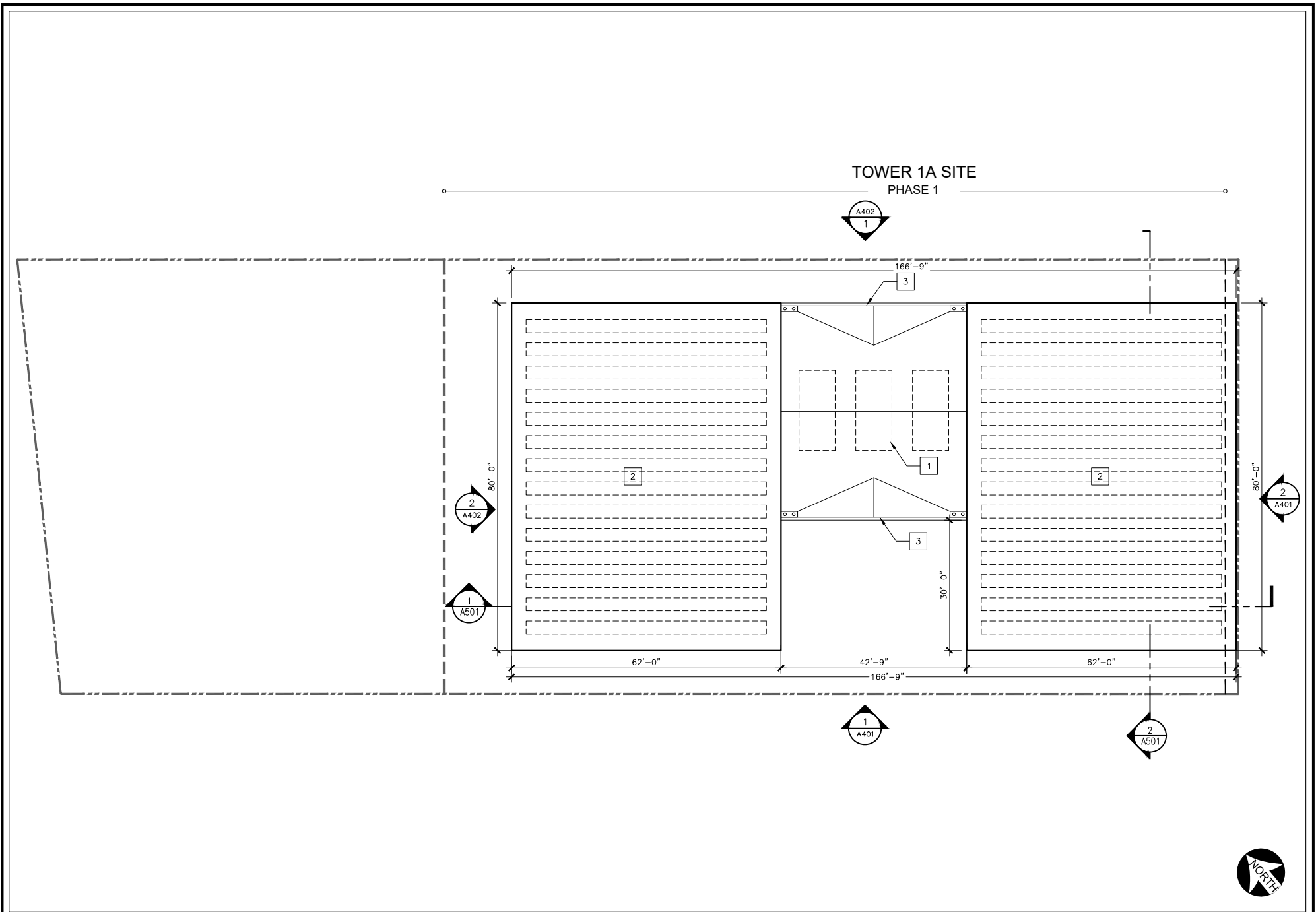


Figure 2-25
Roof Plan (Tower 1A) - Site 1



Figure 2-26
Open Space Calculation Diagrams - Site 1

Source: JWDA Architecture, 2018.



Figure 2-27
Open Space Calculation Diagrams - Site 1

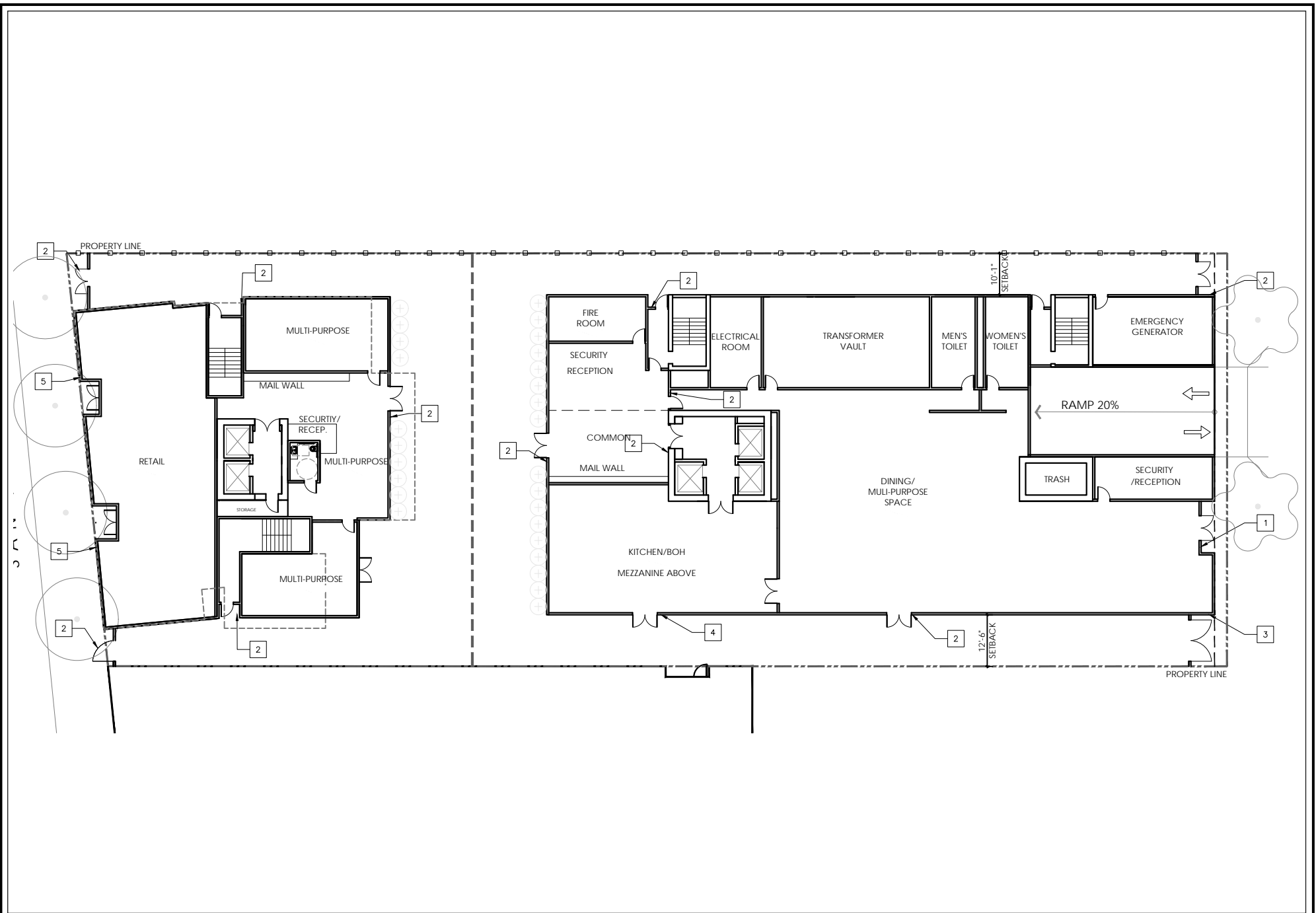


Figure 2-28
Signage Location - Site 1

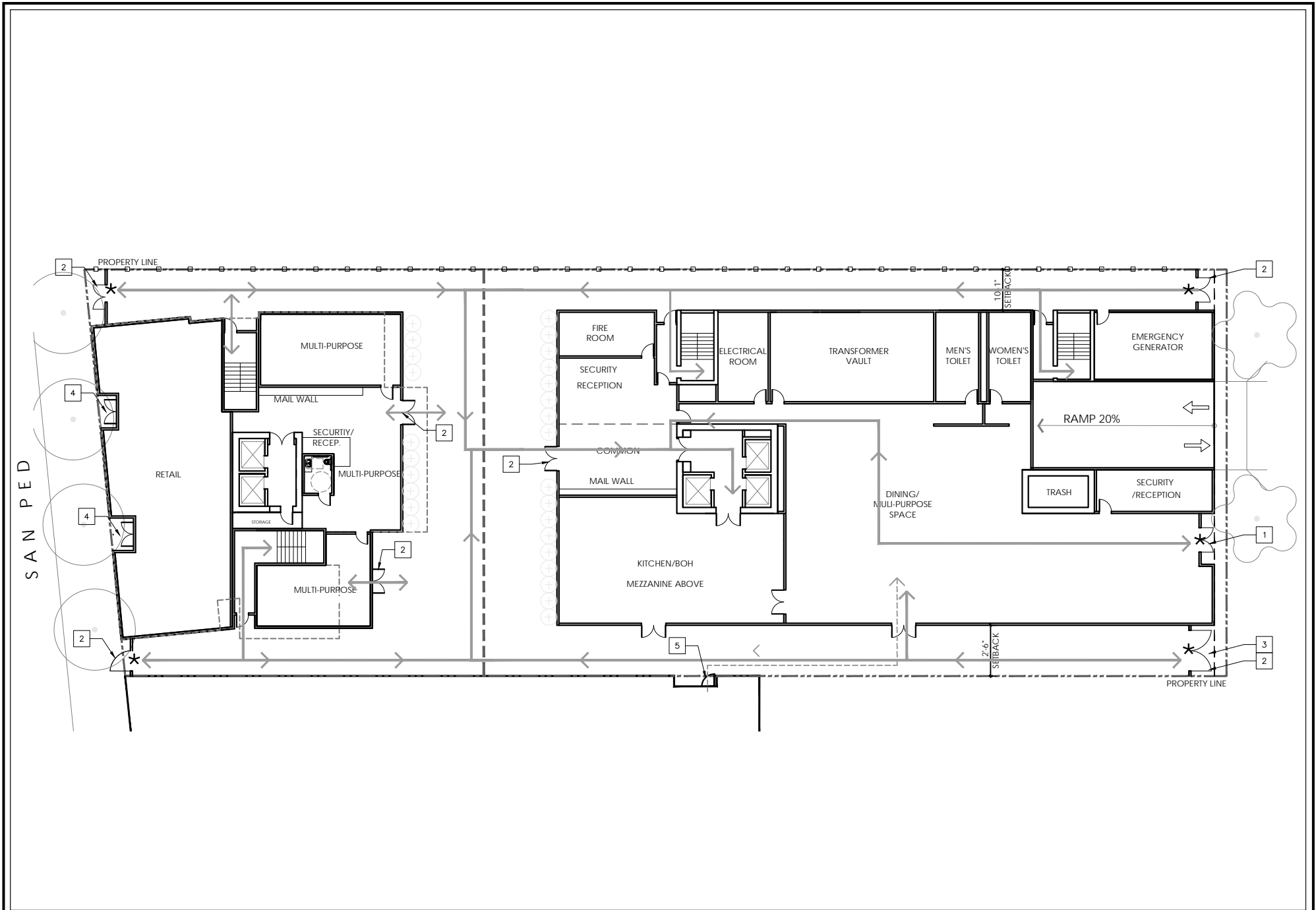


Figure 2-29
Access/Circulation Diagrams - Residents & Staff - Site 1

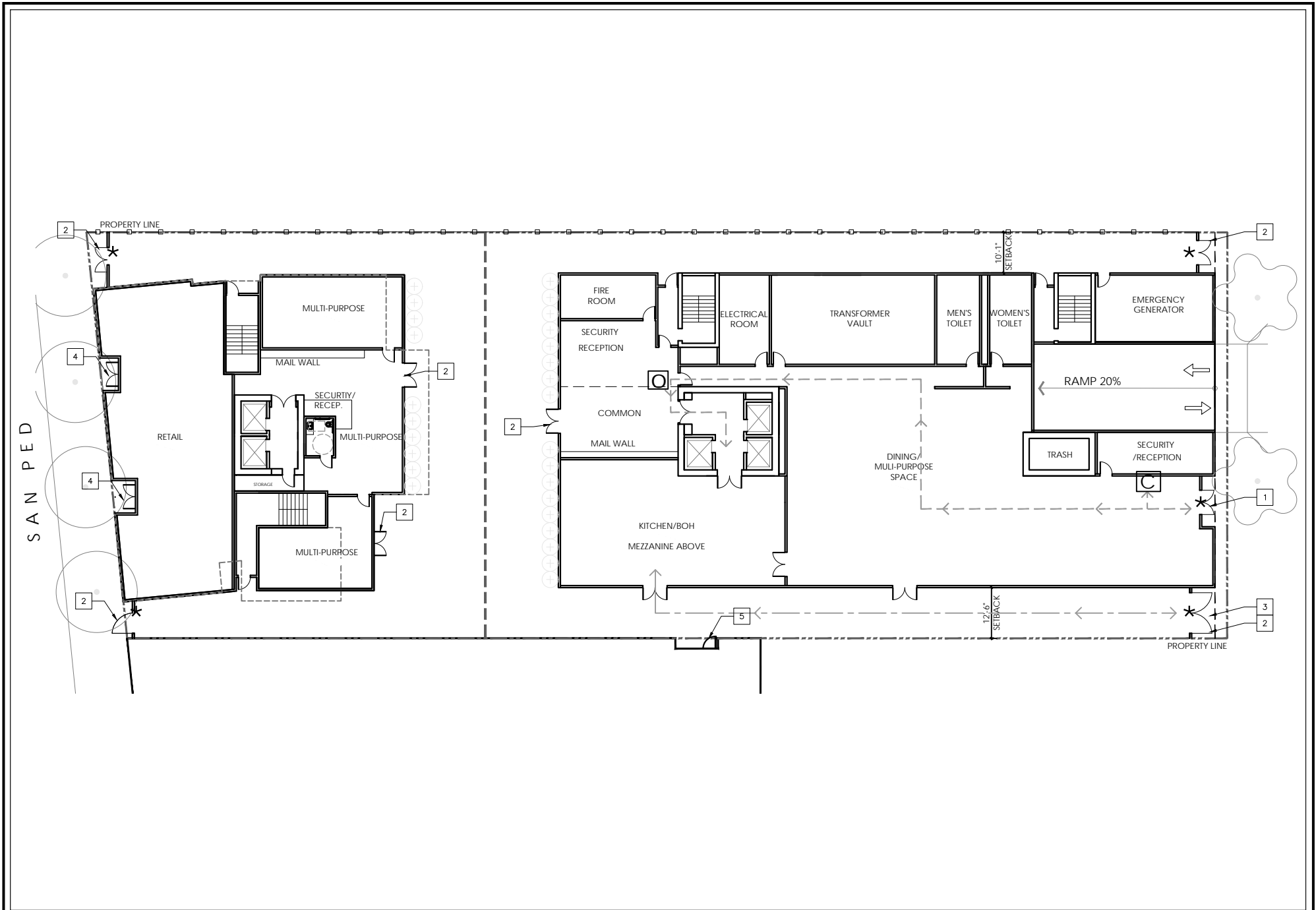


Figure 2-30
Access/Circulation Diagrams - Guest/Deliveries - Site 1

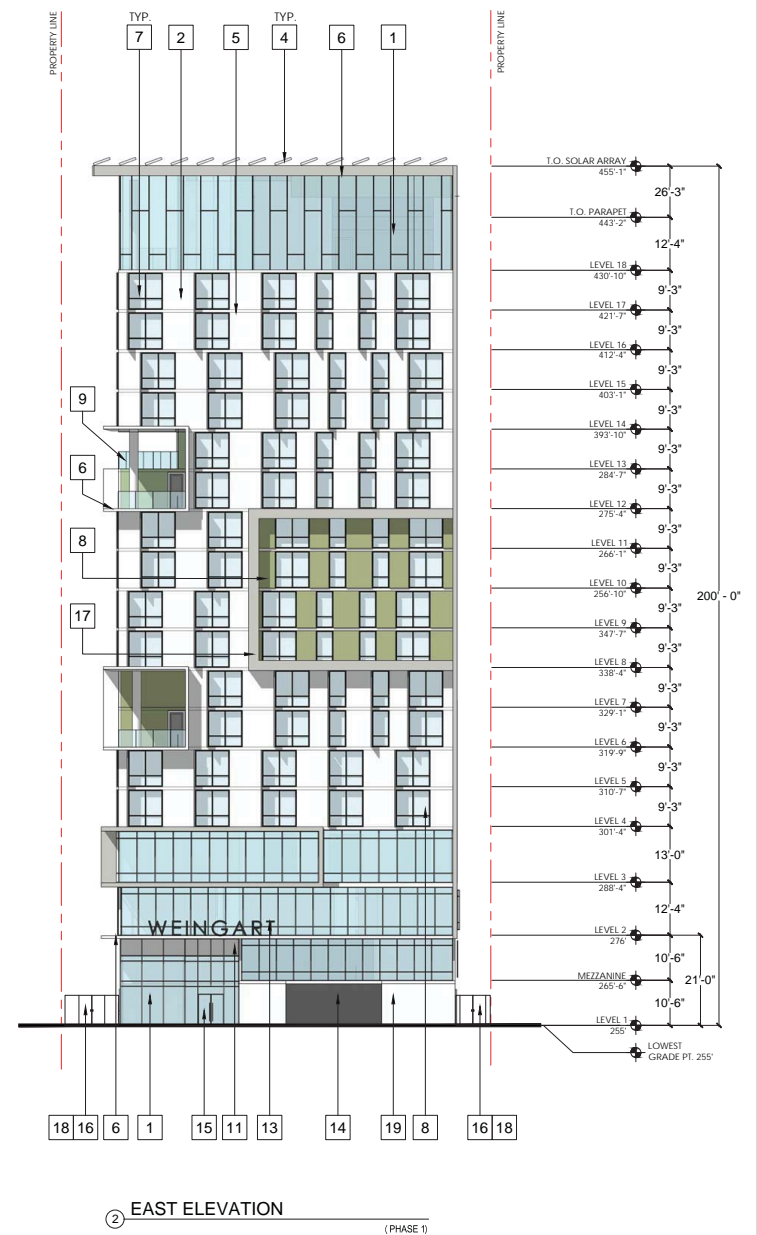


Figure 2-31
South and East Elevation (Phase 1) - Site 1

Source: JWDA Architecture, 2018.



Figure 2-32
North and West Elevation (Phase 1) - Site 1

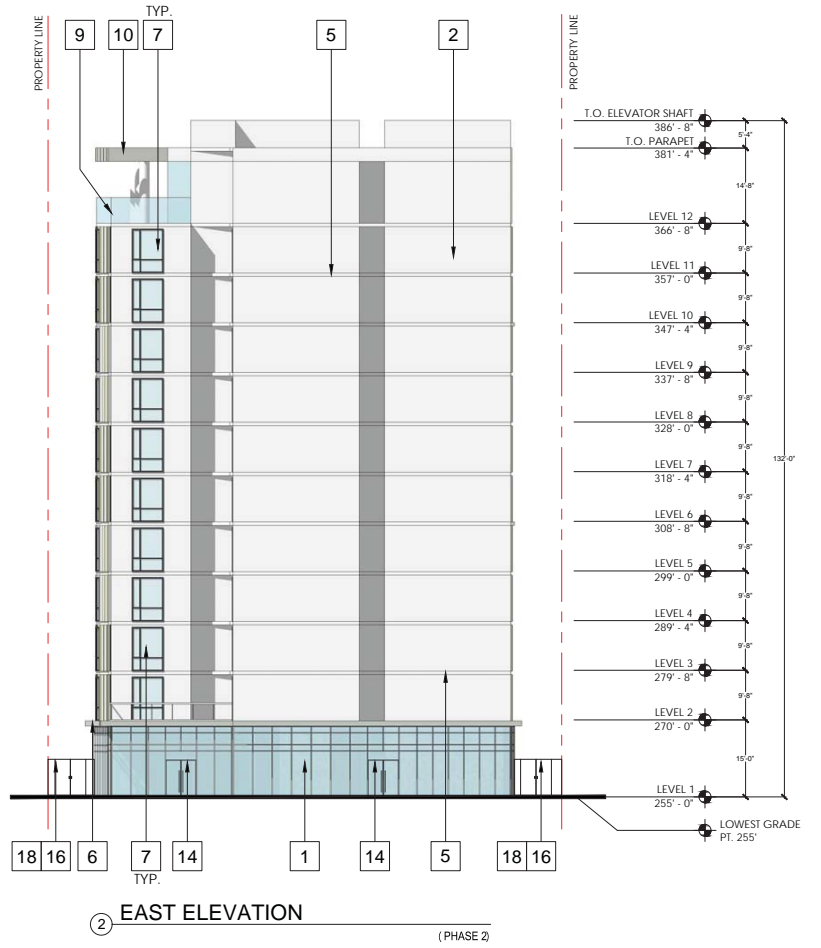


Figure 2-33
South and East Elevation (Phase 2) - Site 1



① NORTH ELEVATION
(PHASE 2)



② WEST ELEVATION
(PHASE 2)

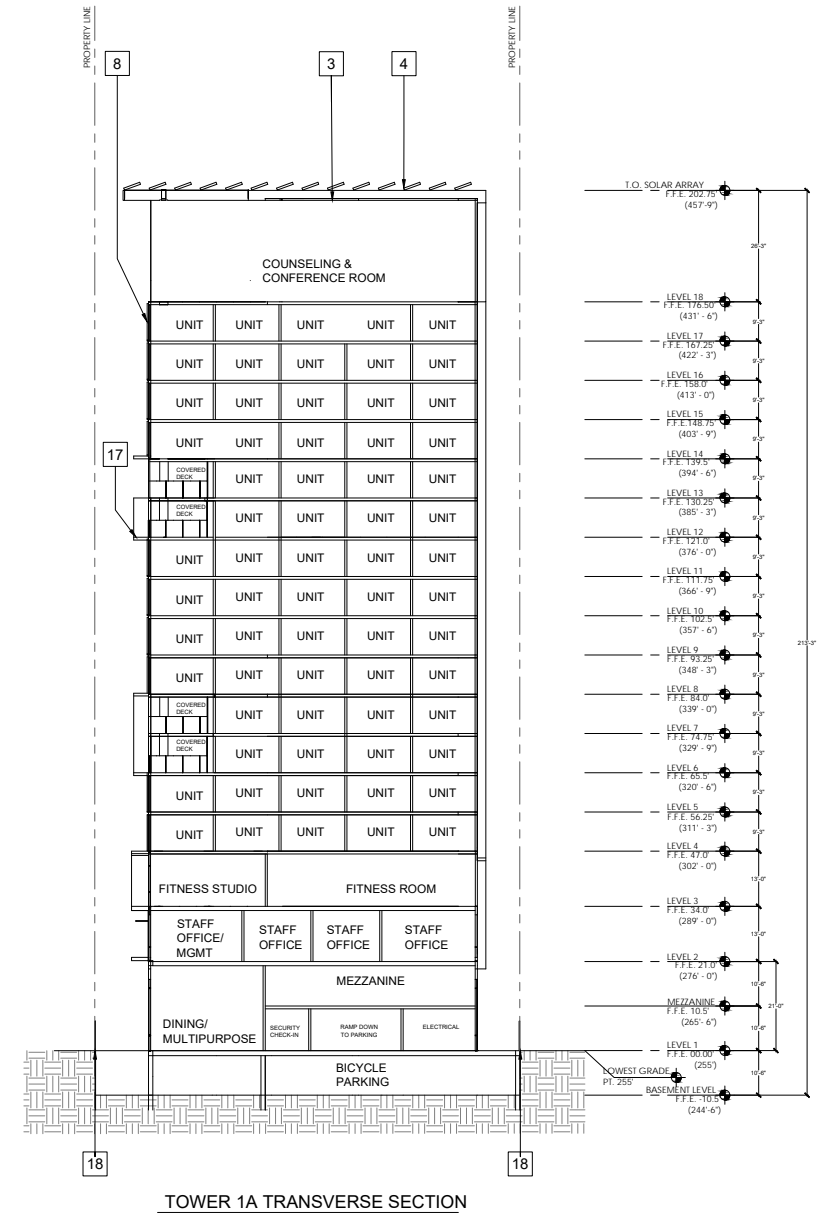
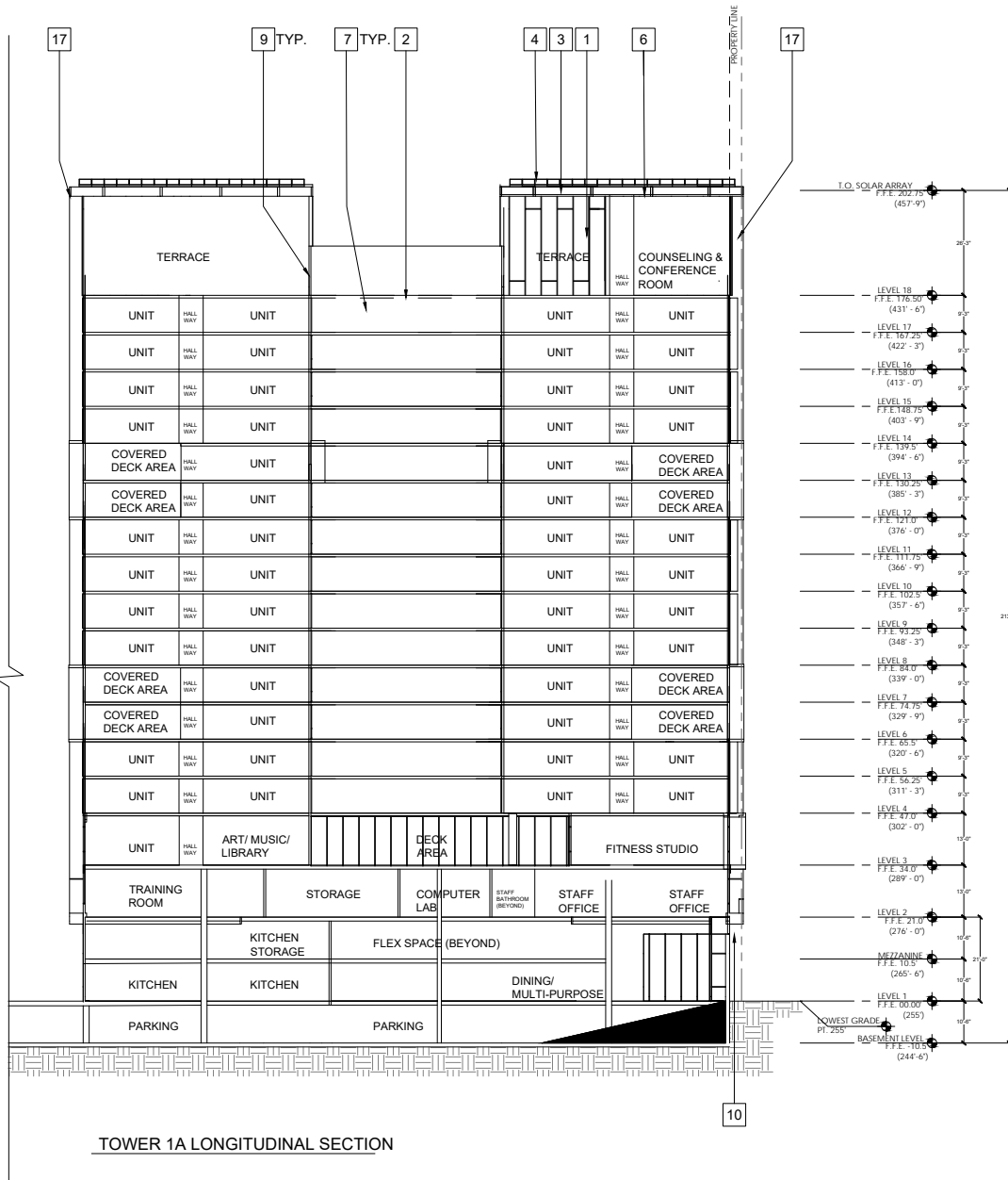
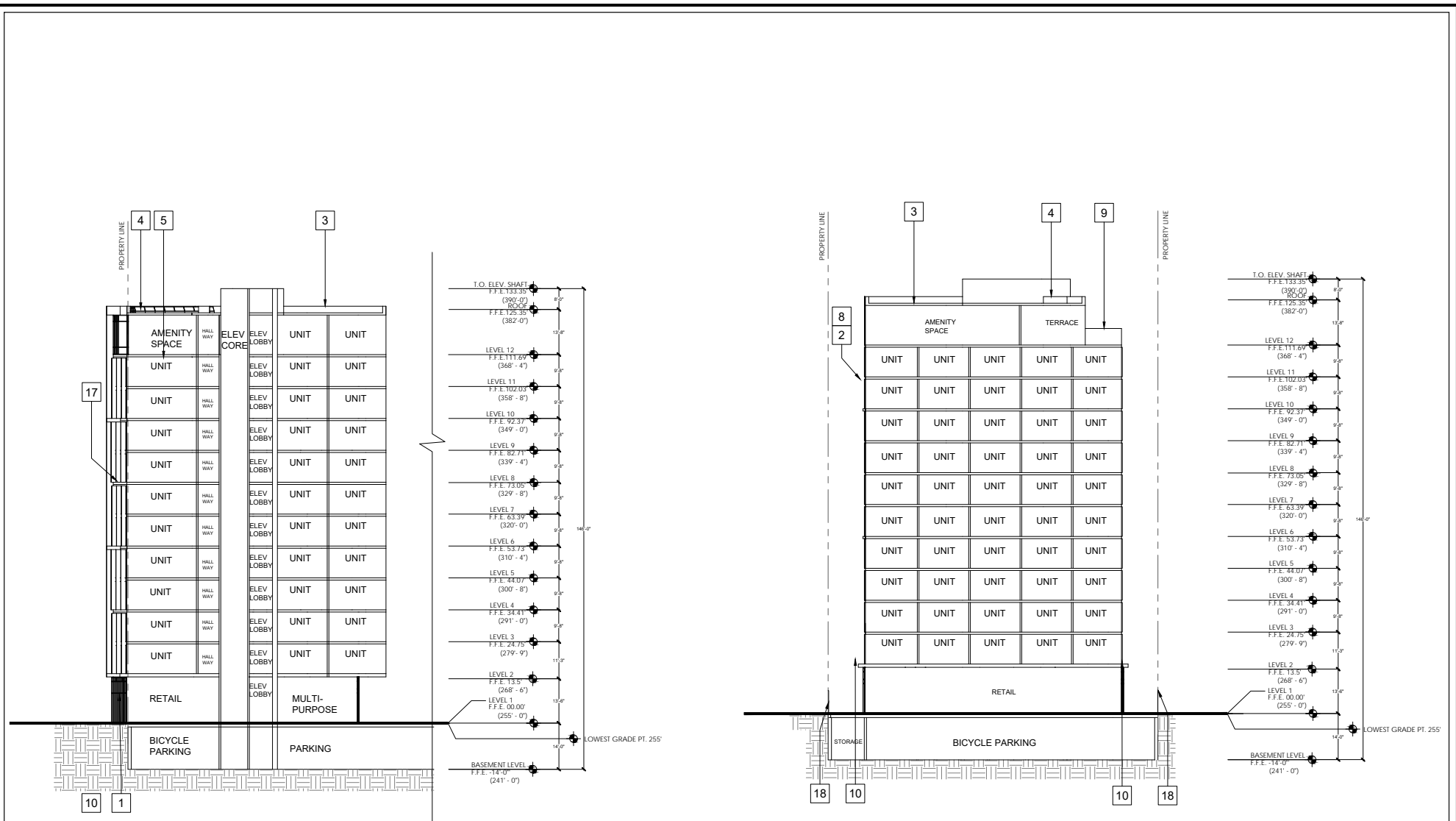


Figure 2-35
Section (Tower 1A) - Site 1



TOWER 1B LONGITUDINAL SECTION

TOWER 1B TRANSVERSE SECTION



- BUILDING MATERIALS**
- 1 WINDOW WALL SYSTEM
 - 2 STOREFRONT GLAZING SYSTEM
 - 3 ALUMINUM MULLION
 - 4 SPANDREL GLASS
 - 5 GLASS BALCONY RAILING SYSTEM
 - 6 GLASS DOOR
 - 7 EXPOSED SLAB
 - 8 METAL COMPOSITE PANEL
 - 9 METAL CANOPY
 - 10 GARAGE DOOR
 - 11 ADDITIONAL PANEL COLORS

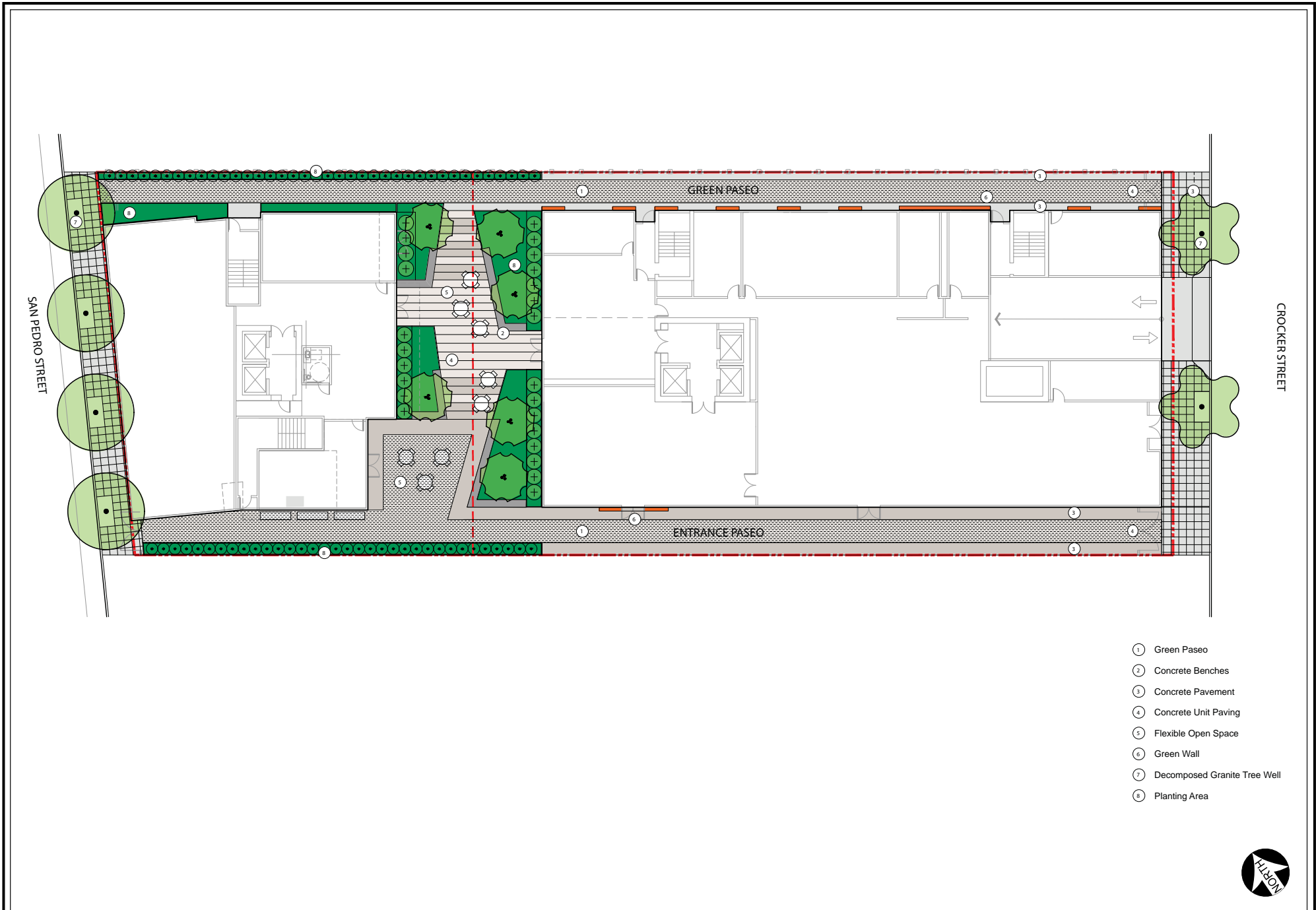
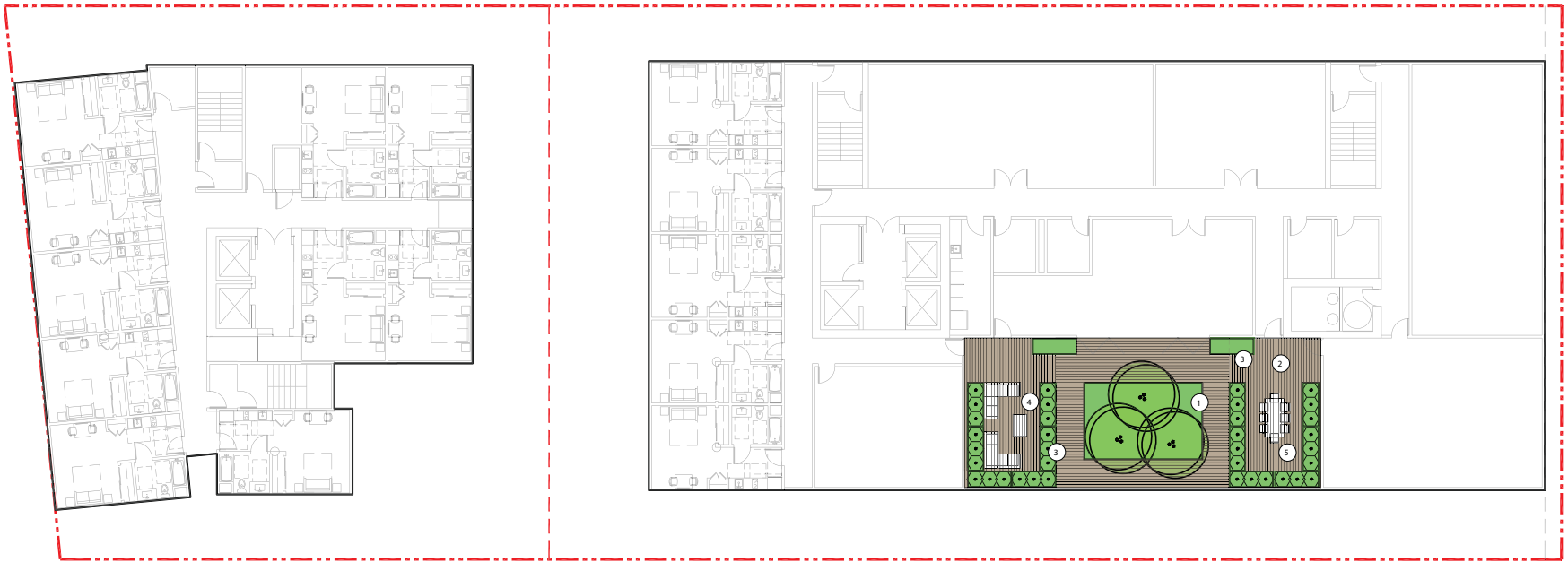


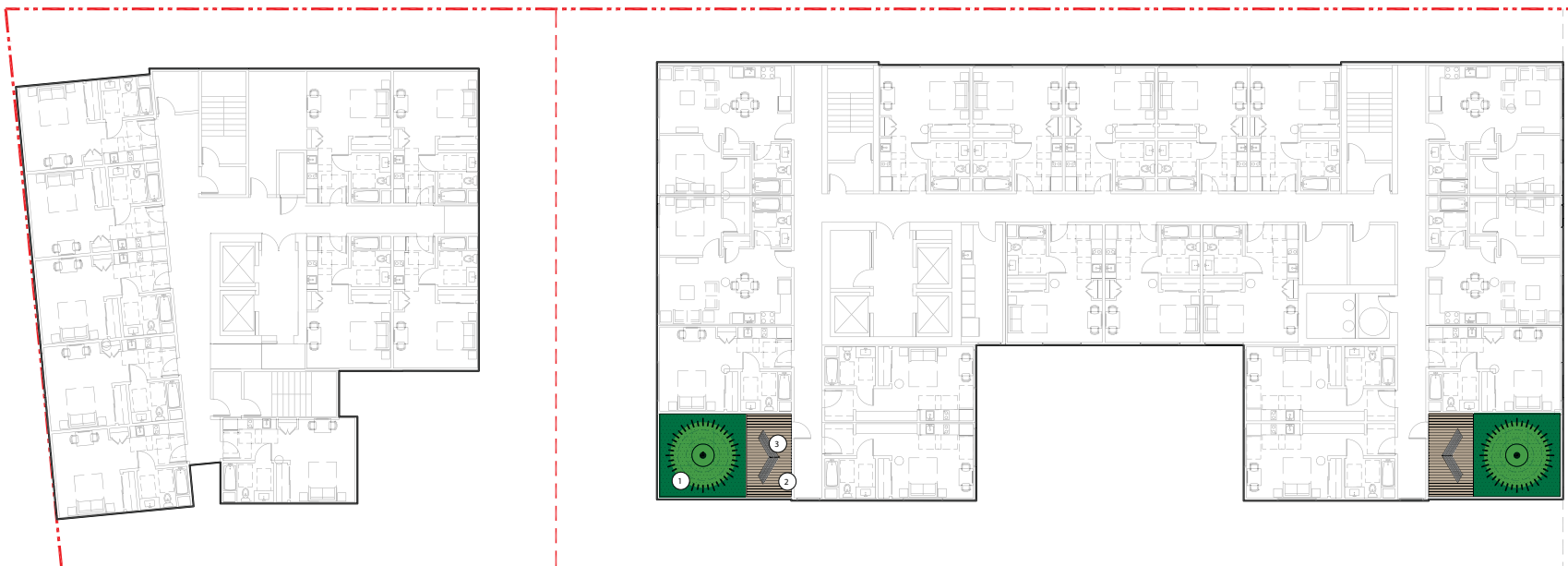
Figure 2-39
Conceptual Landscape Plan/Level 1 - Site 1



- ① Elevated Planting Area with Trees
- ② Wood Deck on Pedestal System
- ③ Modular Planter
- ④ Lounge Area
- ⑤ Communal Dining Area

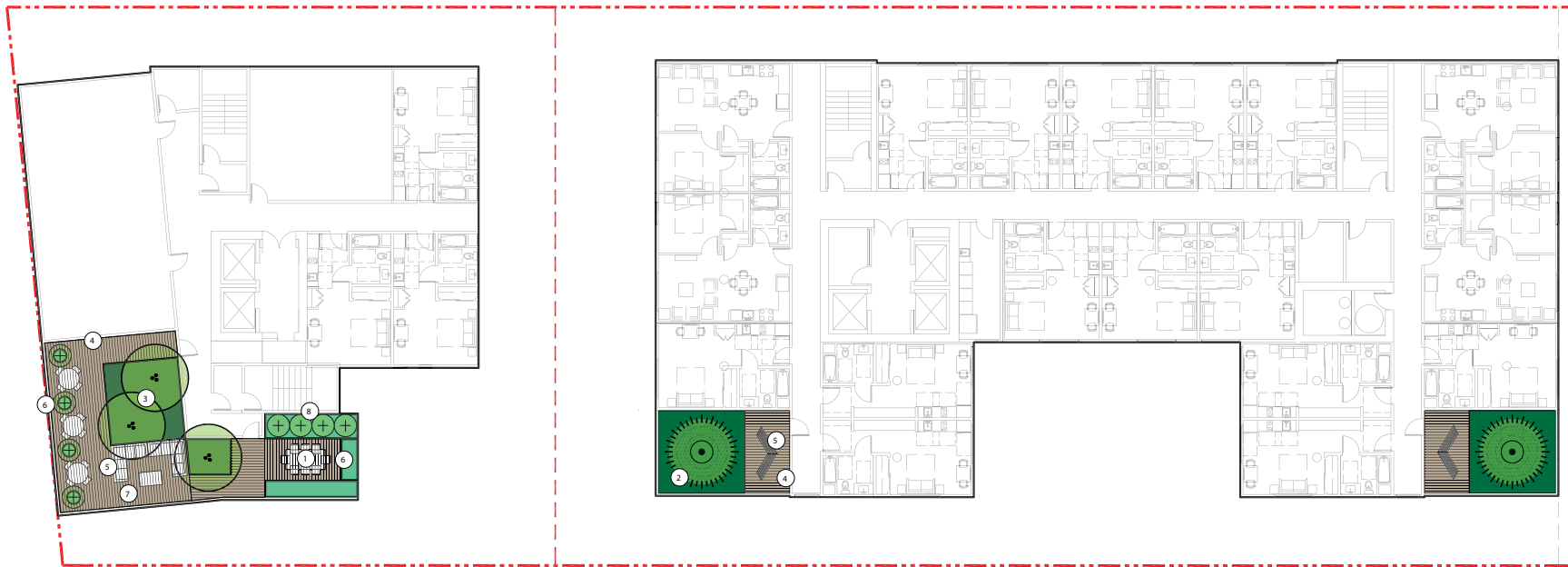


Figure 2-40
Conceptual Landscape Plan/Level 3 - Site 1



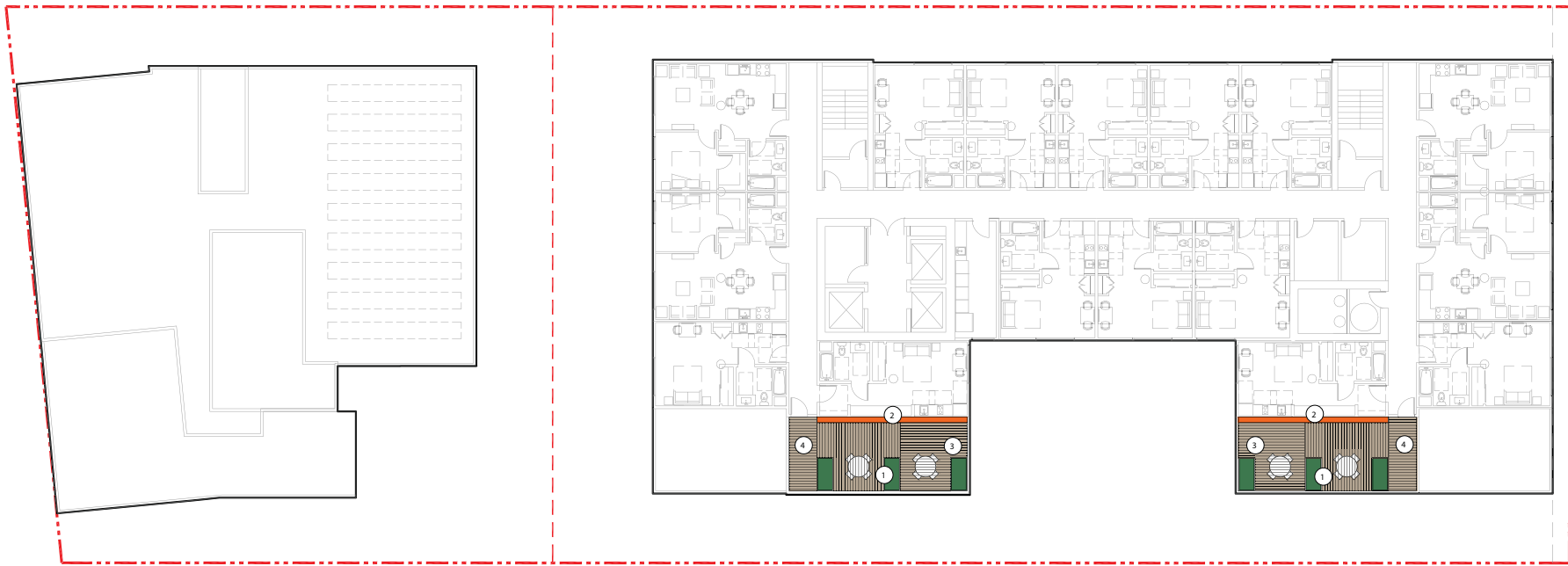
- ① Synthetic Turf Mound with 24" Box Tree
- ② Wood Decking on Pedestal System
- ③ Modular Furniture





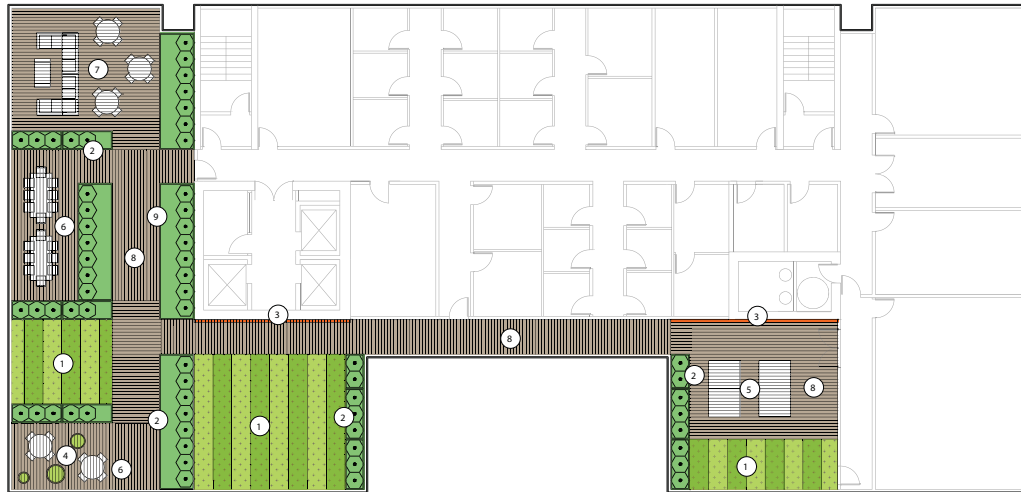
- ① Dining Area
- ② Synthetic Turf Mound with Tree
- ③ Elevated Planting Area
- ④ Wood Decking on Pedestal System
- ⑤ Modular Furniture
- ⑥ Modular Planter
- ⑦ Lounge Area
- ⑧ Hedge Row





- ① Modular Planters
- ② Green Wall
- ③ Lounge Area
- ④ Wood Decking on Pedestal





- ① Vegetated Green Roof
- ② Modular Planters
- ③ Green Wall
- ④ Planters
- ⑤ Gaming Area
- ⑥ Dining Area
- ⑦ Lounge Area
- ⑧ Wood Decking on Pedestals
- ⑨ Raised Planter



Figure 2-44
Conceptual Landscape Plan/Level 18 - Site 1

- ① STREET TREE
- ② HEDGE



SAN PEDRO STREET ELEVATION

GREEN PASEO

ENTRANCE PASEO

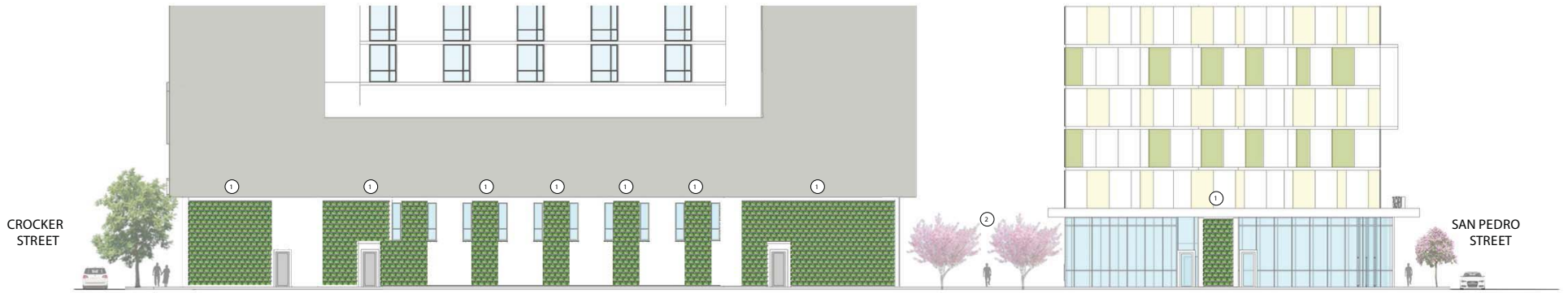


CROCKER STREET ELEVATION

ENTRANCE PASEO

GREEN PASEO

- ① Green Wall
- ② Entry Courtyard



GREEN PASEO ELEVATION



ENTRANCE PASEO ELEVATION

**Table 2-3
Breakdown of Land Uses for Site 1
(Towers 1A and 1B Combined)**

Land Use	Size
Residential	
Efficiency Units	332 du
1-bedroom Units	50 du
<i>Total Residential</i>	<i>382 du (194,831 sf)</i>
Commercial Retail	2,250 sf
Philanthropic Institution ¹	25,493 sf
Open Space	26,060 sf ²
Parking Garage ³	27,700 sf
<i>du = dwelling unit(s) sf = square feet</i>	
¹ <i>Some of the Philanthropic Institution square footage overlaps with Open Space footage. Refer to Appendix C.</i>	
² <i>Note that this total amount of open space includes both indoor areas that are included in floor area calculations, and outdoor areas that are excluded. Refer to Table 2-5.</i>	
³ <i>Parking areas are excluded from the City's definition of floor area.</i>	

(1) Tower 1A

Tower 1A would be 18 stories (200 feet in height) and would have a floor area of approximately 172,274 square feet. The tower would consist of a total of 278 dwelling units, with 275 units designated for Very-Low-Income households and 3 manager units.¹⁴ With the exception of the manager units, all units would Very-Low Income Households and would be set aside as affordable at 50 percent of the Area Median Income or less, based on affordability levels as set by the State of California Housing and Community Development Department. A maximum of 47 one-bedroom and 29 efficiency-sized units would be leased as affordable units. The three manager units would be one-bedroom in size. The remaining 213 efficiency units would be set aside for permanent supportive housing for formerly homeless residents. All units would be located on floors 3-17.

The building would provide three categories of amenity space: 1) philanthropic institution; 2) open space; and 3) resident serving community space. All of the philanthropic institution space (totaling 25,493 square feet) included as part of the Site 1 Project is located in Tower 1A and includes various support services located on the first, second, and third floors, as well as the mezzanine. The first floor includes 10,245 square feet of designated as a multi-purpose room, which will include a kitchen and may be used for dining.¹⁵ The mezzanine includes 5,440 square feet of multi-purpose space. The second floor includes

¹⁴ *In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”*

¹⁵ *The 10,245 square feet of philanthropic institution use on the first floor has been applied toward the open space requirements for Site 1.*

approximately 8,180 square feet of support services, including counseling rooms, training rooms, offices, and common space (computer and multi-purpose rooms). The third level includes 5,850 square feet of supportive/common space that includes fitness rooms, a clubroom, a game room, a library/group space, and a covered terrace.

The open space provided in Tower 1A totals 20,195 square feet (of the total 26,060 square feet of open space provided for the Site 1 Project) and consists of (a) 9,800 square foot of recreational space, (b) exterior common open space of approximately 3,090 square feet, including an 1,800-square-foot courtyard on floor 1 and a 1,290-square-foot garden court on floor 3, and (c) covered decks, totaling approximately 7,305 square feet that would be provided on floors 3, 6-7, 12, 13, and 18.

Resident-serving community space is provided on Floor 18 and includes 4,815 square feet for offices (not included in philanthropic institution square footage), such as counseling rooms, staff training areas, and conference rooms.¹⁶

(2) Tower 1B

Tower 1B would be 12 stories (132 feet in height) and would have a floor area of approximately 50,300 square feet. The tower would consist of a total of 104 dwelling units with 103 units set aside for Very-Low-Income households and 1 manager unit. With the exception of the manager unit, all units would be Very-Low Income Households and would be set aside as affordable at 50 percent of the Area Median Income or less, based on affordability levels as set by the State of California Housing and Community Development Department. Of these units, a maximum of 14 efficiency-sized units would be leased as affordable family housing, and 103 efficiency units would be set aside for permanent supportive housing for formerly homeless residents. The manager's unit would be an efficiency unit. The ground floor level would include 2,250 square feet of commercial retail land uses, a 330-square-foot residential lobby, and a 1,415-square-foot multi-purpose room. Tower 1B would include approximately 3,380 square feet of exterior common open space, including a 2,260-square-foot courtyard on floor 1 and a 1,120-square-foot deck on floor 12. Floor 12 would also include a 1,070-square-foot resident-serving community space.

(3) Density and Floor Area

As discussed later in this section, the Project Applicant is requesting a General Plan Amendment to change the land use designation of Site 1 from Light Manufacturing to Regional Center Commercial and to amend Footnote No. 3 of the Community Plan. The Footnote limits the Floor Area Ratio (FAR) for Height Districts 3 and 4 to a 6:1 FAR unless a transfer of floor area is granted. In conjunction with the amendment, the Project Applicant is requesting a Zone and Height District Change from M2-2D (Light Industrial Zone, Height District 2, Development Limitation) to C2-4D (Commercial Zone, Height District 4, Development Limitation). These approvals would allow the proposed residential, commercial, and philanthropic institution uses to be developed at Site 1.

¹⁶ *The resident-serving community space on Floor 18 is not included as part of the philanthropic institution uses, because the space will not be open to the residents of the Weingart Center. This space is accounted for as part of the residential floor area.*

Site 1 is located within the boundaries of the Greater Downtown Housing Incentive Area. Pursuant to LAMC Section 12.22 C.3 (*Incentives to Produce Housing in Greater Downtown Housing Incentive Area*), projects located within the R4, RAS4, R5, CR, C2, C4, and C5 Zones are not subject to the lot area provisions of the zone. As such, if the requested zone change is approved, the residential density for the Project is unlimited in so much as it is not subject to the minimum lot area per dwelling unit calculations of the requested C2 Zone and would only be limited by the maximum floor area permitted on the site. Additionally, LAMC Section 12.22 C.3(b) permits buildable area to be the same as lot area. The requested General Plan Amendment to Regional Commercial and the Zone/Height District Change to C2-4D would establish a base FAR of 6:1 in accordance with Footnote 3 of the Central City Community Plan's land use map. In conjunction with the requested General Plan Amendment and Zone/Height District Change, and pursuant to LAMC Section 11.5.11 (e), an incentive pursuant to California Government Code 65915(k) is being requested to exceed the 6:1 FAR by 35 percent, thereby allowing for up to 223,608 square feet of floor area and an 8.1:1 FAR. The development of Site 1 would include 222,574 square feet of floor area at a FAR of 8.1:1 in accordance with the requested entitlements.

(4) Parking

Vehicle parking for both Towers 1A and 1B on Site 1 would be provided within a subterranean parking garage and would include 32 vehicle parking spaces. Of the 32 vehicular parking spaces, four spaces would be provided for the dwelling units designated as manager's units and 28 vehicular parking spaces would be designated for the philanthropic institution uses and two (2) spaces for the retail space. The number of parking spaces is consistent with the number of parking spaces required for affordable housing projects located within the Greater Downtown Housing Incentive Area. A discussion of the number of parking spaces required and provided for the Site 1 Project is provided below.

The Site 1 Project proposes to construct 382 residential dwelling units with less than three habitable rooms.¹⁷ Based on the parking requirements outlined in LAMC Section 12.21.A.4 (p), 382 parking spaces would typically be required for the residential component of the Site 1 Project. Affordable housing projects located within the Greater Downtown Housing Incentive Area that comply with the minimum Restricted Affordable set aside required per LAMC Section 12.22 A,29 are not required to provide parking spaces for dwelling units that are set aside for households that earn less than 50 percent of the area medium income (LAMC Section 12.22 A,29(c)(3)). Pursuant to LAMC Section 12.22 A,29(c)(4), no more than one parking space would be required for all other dwelling units. Pursuant to the LAMC Section 11.5.11(e) and California Government Code 65915(k), the Project Applicant is requesting that zero parking spaces be required for units set-aside for households that earn less than 50 percent of the Area Median Income as determined by the State of California Housing and Community Development

¹⁷ LAMC Section 12.03 defines a Room, Habitable, as an "enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room or service porch... For purposes of calculating automobile parking space requirements of this article, any kitchen as defined herein shall be considered a habitable room and, if it is a part of a room designed for other than food preparation or eating purposes, such remaining portion shall also be considered a habitable room."

Department and that no more than one parking space be required for all other dwelling units, consistent with the Greater Downtown Housing Incentive Area parking regulations pursuant to LAMC 12.22 A,29(c)(3) and (4). With the approval of the requested incentives, the Project would be required zero parking spaces for the 378 dwelling units proposed to be designated restricted affordable for Very Low Income Households and four parking spaces for the dwelling units designated as manager's units. Vehicle parking for the philanthropic institution portion of the Site 1 development is calculated pursuant to LAMC Section 12.21.A.4(i)(2) at a rate of one parking space per 1,000 square feet, for a total of approximately 26 vehicle parking spaces. Vehicle parking for the retail portion of the Site 1 development is required pursuant to LAMC Section 12.21.A.4(i), which requires parking at a rate of one parking space per 1,000 square feet of commercial uses having a floor area of 7,500 or more, for a total of 2 vehicle parking spaces.¹⁸

Additionally, in accordance with the updated Bicycle Parking Ordinance (Ordinance 185,480), the Site 1 Project would be required to provide 229 long-term and 29 short-term bicycle parking spaces for a total of 258 spaces (refer to Table 2-4).¹⁹ The Site 1 Project would meet the short-term bicycle parking requirements and would exceed the long-term bicycle parking requirements by 25 spaces.

**Table 2-4
Bicycle Parking – Site 1**

Use	Dwelling Units This Tier or sf	Rates	Short-Term Spaces	Long-Term Spaces	Total
Residential					
Tier 1-25	50 du	1 space/10 du (short-term) 1 space/1 du (long-term)	6	50	56
Tier 26-100	150 du	1 space/15 du (short-term) 1 space/1.5 du (long-term)	10	100	110
Tier 101-200	104 du	1 space/20 du (short-term) 1 space/2 du (long-term)	6	52	58
Tier 201+	78	1 space/40 du (short-term) 1 space/4 du (long-term)	2	20	22
<i>Total Residential Bicycle Parking Spaces</i>			<i>24</i>	<i>222</i>	<i>246</i>
Non-residential					
Philanthropic Institution	25,493 sf	1 space/10,000 sf (short-term) 1 space/5,000 sf (long-term)	3	5	8
Commercial Retail	2,250 sf	1 space/2,000 sf (short-term) 1 space/2,000 sf (long-term)	2	2	4
<i>Total Non-residential Bicycle Parking Spaces</i>			<i>5</i>	<i>7</i>	<i>12</i>
Total Required			29	229	258
Bicycle Parking Provided			29	262	291
<i>du = dwelling unit sf = square feet</i>					

¹⁸ For the purposes of calculating the cumulative total commercial floor area, philanthropic institution uses were conservatively counted towards the 7,500-square-foot threshold for commercial parking pursuant to LAMC Section 12.21.A.4(i)

¹⁹ The bicycle parking for the Project would be provided in accordance with the updated Bicycle Parking Ordinance (Ordinance No. 185,480).

(5) Open Space and Landscaping

As shown on Table 2-3, all 382 dwelling units would be efficiency or one-bedroom units, which have fewer than three habitable rooms, for which the LAMC Section 12.21 G (*Open Space Requirement for Six or More Residential Units*) would require 100 square feet of open space per dwelling unit.²⁰ Based on this standard, the Site 1 Project would be required to provide 38,200 square feet of open space and 96 on-site trees. Affordable housing projects located within the Greater Downtown Housing Incentive Area that comply with the minimum Restricted Affordable set aside required per LAMC Section 12.22 A,29, open space requirements are reduced by half that which would be required pursuant to LAMC Section 12.21 G. Pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), the Project Applicant is requesting to provide 26,060 square feet of open space and to permit outdoor open space to be covered and interior common open space to exceed 25 percent of the total required usable open space, and 48 on-site trees. The requested reduction would be consistent with the regulations of the Greater Downtown Housing Incentive Area, pursuant to LAMC Section 12.22 A,29(c)(2). As proposed, Site 1 open space would include: 6,470 square feet of exterior common open space, 12,285 square feet of interior common area, and 7,305 square feet of covered (not open to the sky) exterior decks used as common area, as shown on Table 2-5.

Landscape design is an important feature of the open space for Site 1. The residential landscaped areas include the ground floor open space, courtyard spaces in Tower 1A on the 3rd, 6th, 7th, 12th, and 13th floors, as well as roof terraces on the 18th floor and the 12th floor of Tower 1B. The ground floor open space would be accessible through two paseos (refer to Figures 2-31 and 2-32) located along the northern and southern edge of Site 1. The northern paseo would function consistent with the vision of the pedestrian paseos discussed in the City's Downtown Design Guide in that it would only be for pedestrian access to the buildings and to provide pedestrian access from Crocker Street to South San Pedro Street. The southern paseo would be designed with enhanced hardscape and limited planting areas to accommodate pedestrian access and limited vehicular access. The upper level courtyard spaces would be accessible to residents via the shared building interior corridors. A portion of the roof terrace on the 18th floor of Tower 1A may contain green roof areas that would be inaccessible except for maintenance activities. Frontage along both South San Pedro and South Crocker Streets would be landscaped with street trees and associated planters.

²⁰ LAMC Section 12.03 defines a Room, Habitable, as an "enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room or service porch... For purposes of applying the open space requirements of Section 12.21 G., a kitchen as defined herein shall not be considered a habitable room."

**Table 2-5
Common Open Space Components for Site 1 Development**

Common Open Space Component	Size
<i>Tower 1A</i>	
<i>Exterior Open Space (Open to Sky)</i>	
Level 1 Courtyard	1,800 sf
Level 3 Garden Court	<u>1,290 sf</u>
<i>Subtotal</i>	<i>3,090 sf</i>
<i>Exterior Open Space (Not Open to Sky)</i>	
Level 3	445 sf
Levels 6 & 7	1,400 sf
Level 12	700 sf
Level 13	850 sf
Level 18	<u>3,910 sf</u>
<i>Subtotal</i>	<i>7,305 sf</i>
<i>Interior Recreation Room</i>	
Level 1	4,395 sf
Level 3	<u>5,405 sf</u>
<i>Subtotal</i>	<i>9,800 sf</i>
<i>Total Tower 1A</i>	<i>20,195 sf</i>
<i>Tower 1B</i>	
<i>Exterior Open Space (Open to Sky)</i>	
Level 1 Courtyard	2,260 sf
Level 12 Open Deck	<u>1,120 sf</u>
<i>Subtotal</i>	<i>3,380 sf</i>
<i>Interior Recreation Room</i>	
Level 1	1,415 sf
Level 12	<u>1,070 sf</u>
<i>Subtotal</i>	<i>2,485 sf</i>
<i>Total Tower 1B</i>	<i>5,865 sf</i>
Total	26,060 sf¹
<i>sf = square feet</i> ¹ <i>As noted previously, the City could require an additional 1-foot dedication along Crocker Street. This additional dedication would reduce the amount of open space provided on Site 1 by 100 square feet.</i>	

The landscaped areas would be designed for aesthetics, water conservation, and livability within the requirements and guidelines established by the City. The planting palette throughout the site would comprise vibrantly colored and aromatic plants – the majority of which would be drought tolerant. The plant selections and irrigation would be designed to meet all water efficient landscape requirements. A weather-based controller would regulate the automatic drip irrigation system in all of the planting areas within the site. The seating areas would include flexible furnishings that allow the spaces to comfortably seat groups of different sizes. All areas of open space and proposed trees within the site would be

designed to meet the City's Landscape Ordinance Guidelines, as well as applicable requirements of the City's Department of Building and Safety.

The ground floor would include flexible open space surrounded with planting areas. Seat walls and site furniture that meet the Americans with Disabilities Act (ADA) standards would be provided for communal gatherings of different sizes. Planters would be included with shade tolerant trees, shrubs, and ground cover. Landscaping also would be used as an inviting way-finding feature along the paseos and would include shade tolerant hedges as well as wall-mounted green wall modules lining the pedestrian accessible portions of the site. Paving throughout the site would be selected in accordance to the Los Angeles Green Building and Department of Building and Safety requirements.

Streetscape planting on South San Pedro Street and South Crocker Street would be designed to provide maximum tree shade coverage in coordination with and approval by the City's Bureau of Engineering and Urban Forestry Divisions.

The various courtyards in Tower 1A have each been designed to offer outdoor spaces that residents would find restful and inviting. The 3rd floor courtyard includes elevated planting areas and modular planters that define communal outdoor rooms for different activities. Seating would include a lounge area and dining area. The 6th, 7th, and 12th floor courtyards would include areas for communal seating and would include synthetic turf mounds for informal seating. The 13th floor courtyard would consist of modular planters separating smaller private lounge areas intended for smaller groups seeking privacy and as study room.

The 12th floor roof terrace on Tower 1B would have a communal deck space facing South San Pedro Street for residents to enjoy the expansive views of Downtown Los Angeles. Modular planters would separate communal spaces that would be furnished to accommodate outdoor dining and lounging.

The 18th floor roof terrace on Tower 1A provides spaces for outdoor gaming such as table tennis and may include a large area green roof planting to frame shared and private spaces of different sizes in combination with raised modular planters.

At a rate of 1 tree per 4 units, 96 trees would be required for the Site 1 Project pursuant to the open space provisions of LAMC Section 12.21 G. As noted above, pursuant to LAMC Section 11.5.11 (e) and California Government Code 65915(k), the Project Applicant is requesting an open space incentive to allow the provision of 48 trees for Site 1. In addition, the Project Applicant proposes to remove 2 street trees located on South San Pedro Street, adjacent to Site 1, in front of 554 South San Pedro Street. The removal of these two street trees would be replaced as required by the City with four 24-inch box size trees (species identified by the City's Urban Forestry Division) planted in public right-of-way adjacent to the site at a 2:1 ratio. These four street trees are not part of the 48 on-site trees triggered by the LAMC Open Space requirement but would offset the loss of the 2 street trees.

(6) *Architecture and Design*

The two towers on Site 1 are designed to integrate simplicity with a high-quality design to add to the urban fabric of the Skid Row area. Durable and high-quality concrete, metal, and glass are interwoven into the architecture of the building to create a relaxed modern elegance. The towers are segmented into

top, middle, and base portions to help break up the massing of the buildings. The bases of the buildings have been designed to have transparent ground floors with floor-to-ceiling storefront windows. The intent is to create a more activated street frontage, allowing for a better pedestrian experience. The higher ceiling heights and storefront window system creates a transition for an appropriate pedestrian scale. The entries to all buildings have been inset to create a break in the front building façade and add an element of interest. The middle portion of the buildings highlights the use of concrete and metal panels creating changes in the horizontal and vertical plane. Variations of green are introduced to create a complex pattern on the facades. Metal trim is used to add depth and to accentuate the cutout portions for the courtyards. The combination of the materials and their placement allows for interesting shadow lines to be produced. Lastly, the top portions of the buildings use a trellis system over the open space and a window wall system to create a lighter feel to the upper portion of the towers.

While no setbacks are required within the Greater Downtown Housing Incentive Area, apart from those required by the Downtown Design Guide, the floor plates of the towers on Site 1 have been set back from the neighboring property lines. The setback allows for pedestrian and limited vehicular access along the proposed paseos from Crocker Street from an existing curb cut and to minimize impacts on the adjacent neighbors. The setback breaks up the front façade on both South San Pedro and South Crocker Streets, giving a bit of relief to the neighboring buildings. As is permitted by the requested zoning change, the building would observe a zero-foot setback from the property line along South San Pedro Street and would also observe a zero-foot setback from the property line along South Crocker Street after a three-foot dedication to the City.²¹

(7) Transformer Relocation

There are two electrical transformers currently located on Site 1 that service the existing Weingart Center Association building to the south of Site 1 and the food service building on Site 1. To accommodate the construction of the Site 1 Project, the two transformers and related equipment would be relocated to the southwest corner of the Weingart Center Association building in a courtyard abutting 6th Street. Figure 2-47 depicts the proposed location of the two transformers. The other transformer would be temporarily installed in the courtyard to provide power for Site 1 construction and would be removed upon completion of the construction. The details for this installation would be determined by LADWP. In order to install the transformers, the existing, later addition block wall adjacent to East 6th Street would need to be removed. In addition, 27 trees are located in the courtyard, and some or all of the trees would be removed to allow for the transformer relocation. Any trees removed would be replaced on a 2:1 basis in accordance with the requirements of the Bureau of Street Services, Urban Forestry Division. Conduit lines would be installed below grade. Underground pull stations (UGPS) and pull boxes associated with the transformers have a small footprint and would be installed above grade adjacent to the existing building. A generator currently installed at the same location as the transformers on Site 1 would be relocated to the roof of the Weingart Center Association building.

²¹ *It is possible that the City could require an additional 1-foot dedication. Any additional dedication would reduce the overall amount of open space on Site 1 but would not change the overall development footprint analyzed in this SCEA, and no additional or increase environmental impacts would occur as a result.*

(b) Site 2 Project

The portion of the Project to be constructed on Site 2 (Site 2 Project) includes the demolition and removal of the existing surface parking lot, the potential removal of four street trees located along South San Pedro Street and development of the site with 164,875 square feet of mixed-use residential and commercial land uses in two buildings (Building 1 and Building 2).²² The Site 2 Project would include a total of 303 residential dwelling units (298 Very Low Income affordable units and 5 manager units), 3,200 square feet of commercial retail land uses, 17,100 square feet of office land uses, 33,000 square feet of open space, and 79,752 square feet of parking land uses, providing 212 vehicle parking spaces.²³ At Site 2, approximately 60 percent of the affordable units would be dedicated to permanent supportive housing units, and up to 40 percent would be dedicated to family housing.²⁴ All of the residential dwelling units would be efficiency units. A 13,815-square-foot outdoor courtyard/urban park would separate the two buildings and provide pedestrian access to Site 2 from South San Pedro Street and Crocker Street. Vehicular access to Site 2 would be provided via a single driveway on South San Pedro Street. A breakdown of the proposed land uses for Site 2 development is shown on Table 2-6. Site plans for the Site 2 Project are included on Figures 2-48 through 2-64.

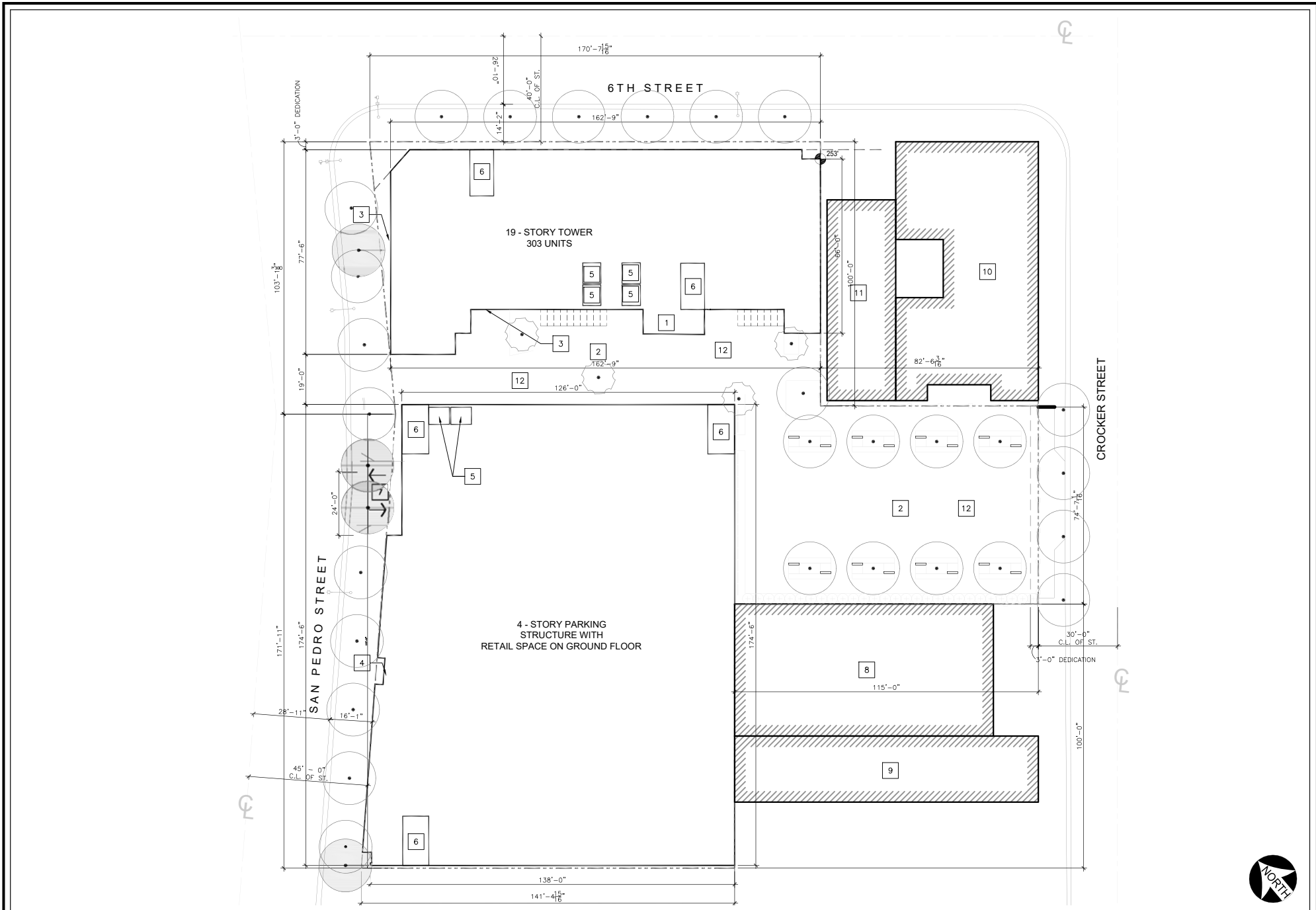
**Table 2-6
Breakdown of Land Uses for Site 2**

Land Use	Size
Residential Efficiency Units	303 du
Commercial Retail	3,200 sf
Office	17,100 sf
Open Space	33,000 sf
Parking	79,752 sf
<i>du = dwelling unit(s) sf = square feet</i>	
¹ <i>Refer to Table 2-8.</i>	

²² *Subject to review and approval by Urban Forestry.*

²³ *The site plans for Site 2 show 12,100 square feet of office land uses. However, this SCEA conservatively assumes an additional 5,000 square feet of office land uses to allow for flexibility in the mix of non-residential land uses needed to accommodate the programming needs of the Project and to ensure that the potential environmental impacts associated with the change in mix of uses have been accounted for.*

²⁴ *The percentage breakdown at Site 2 for permanent supportive housing and family affordable units is meant to represent a maximum percentage of family affordable units at Site 2. This maximum percentage of family affordable units was included for the purpose of analyzing a conservative scenario for potential traffic impacts, because family affordable units generates more daily traffic trips than does permanent supportive housing units. It is possible that the percentage of family affordable units could decrease at Site 2, and the percentage of permanent supportive housing units could increase in the future.*



Source: JWDA Architecture, 2018.

Figure 2-48
Plot Plan - Site 2

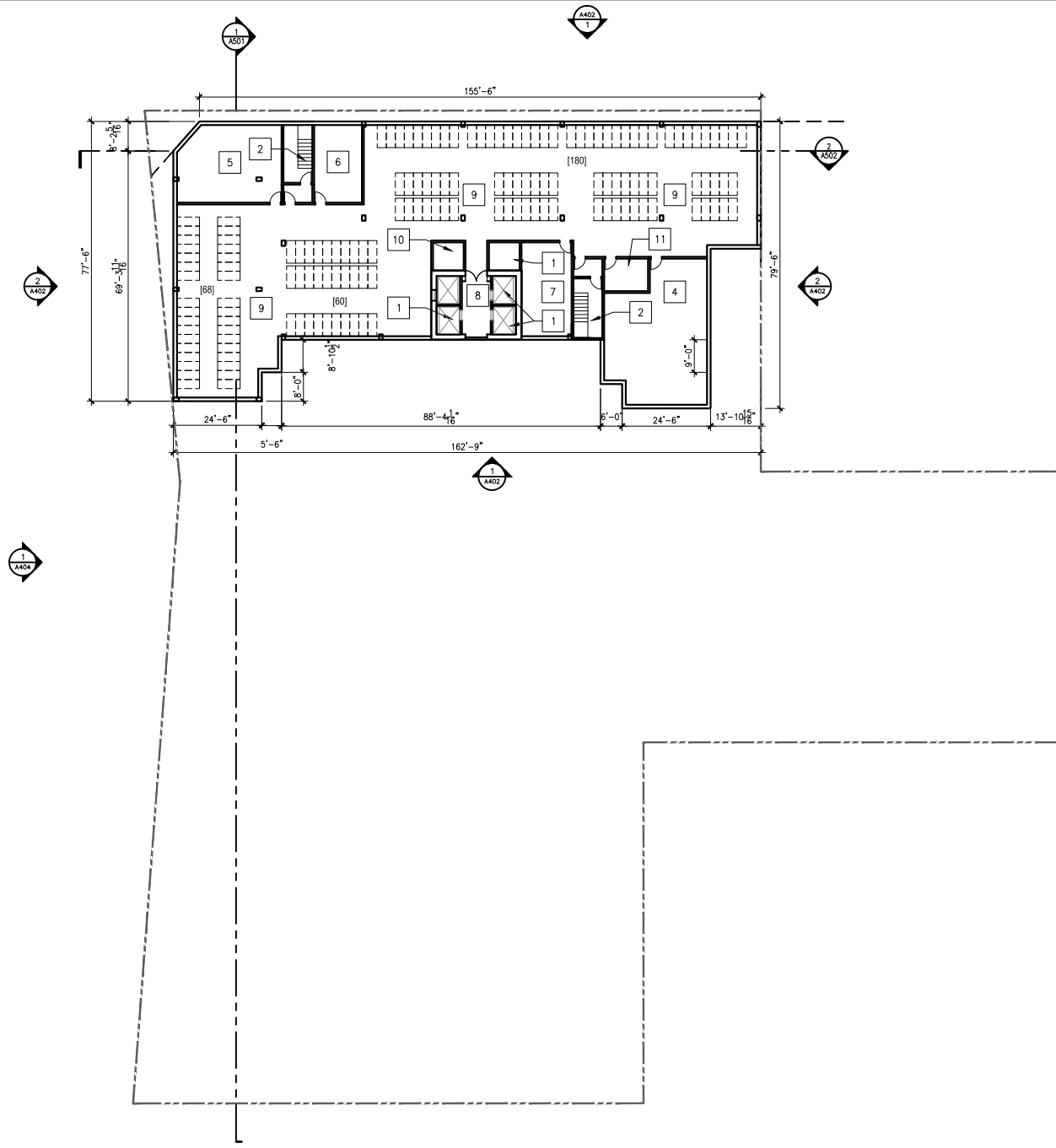


Figure 2-49
Easement Level Floor Plan - Site 2

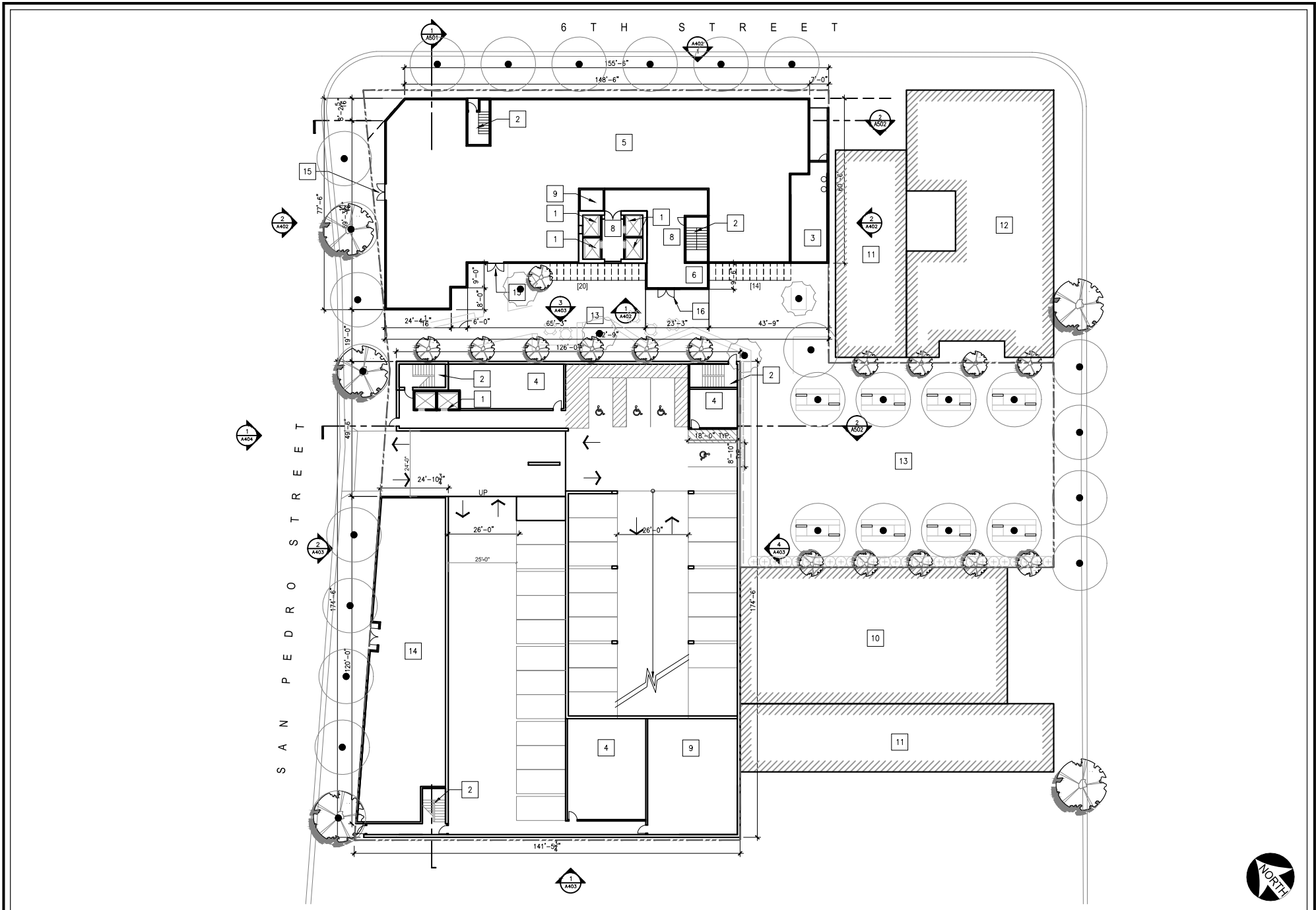


Figure 2-50
Level 1 Floor Plan - Site 2

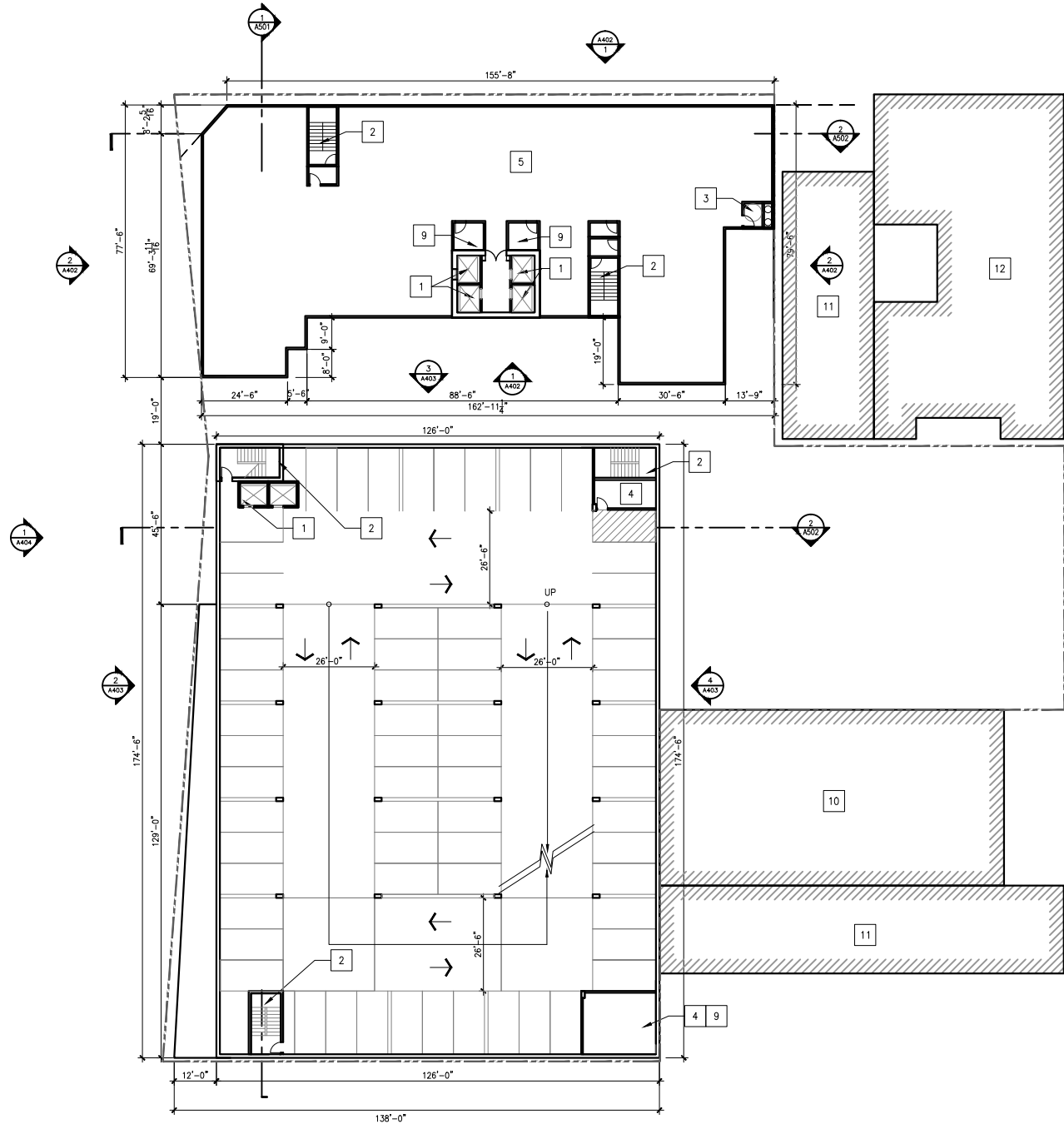


Figure 2-51
Level 2 Floor Plan - Site 2

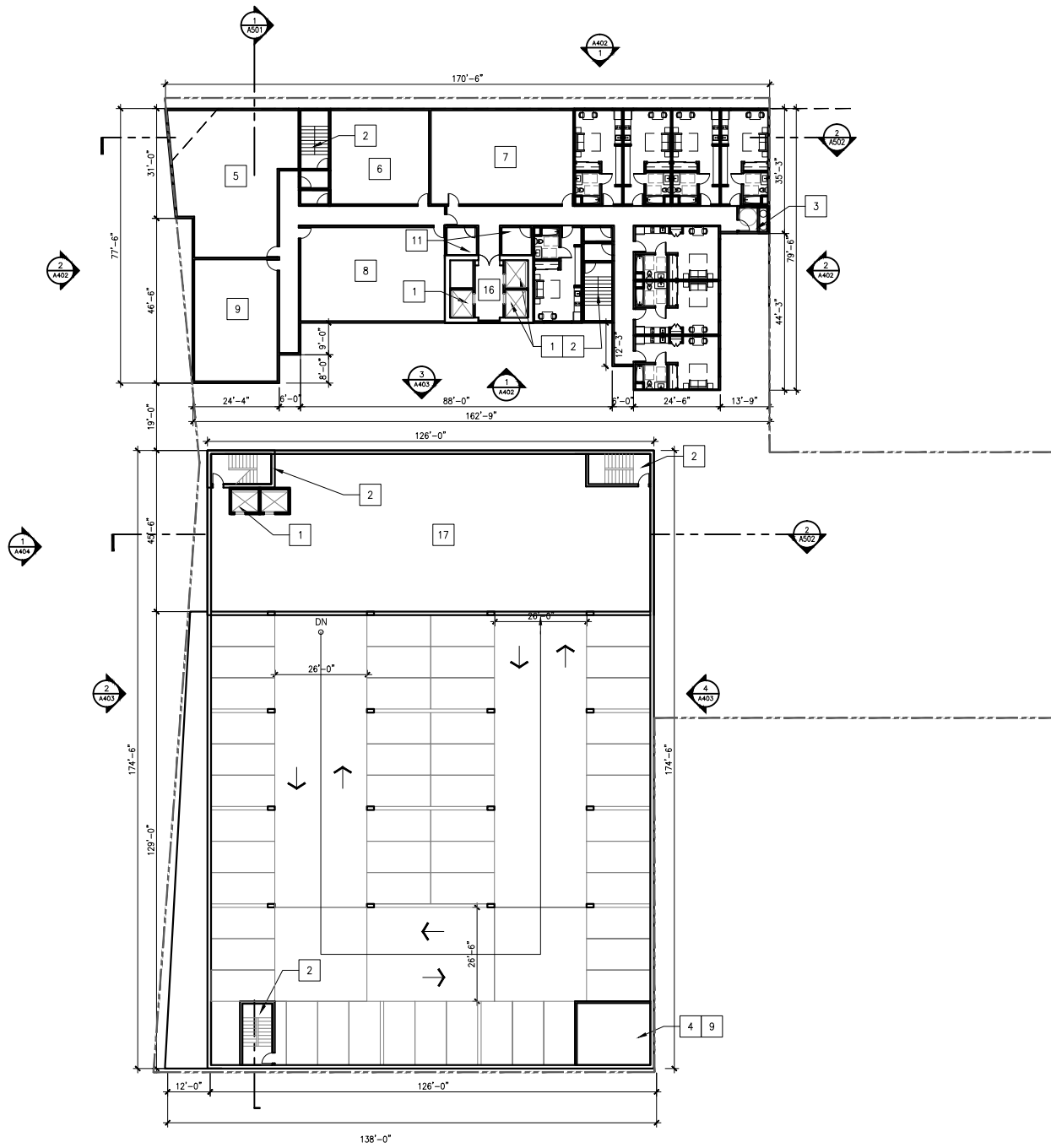


Figure 2-53
Level 4 Floor Plan - Site 2

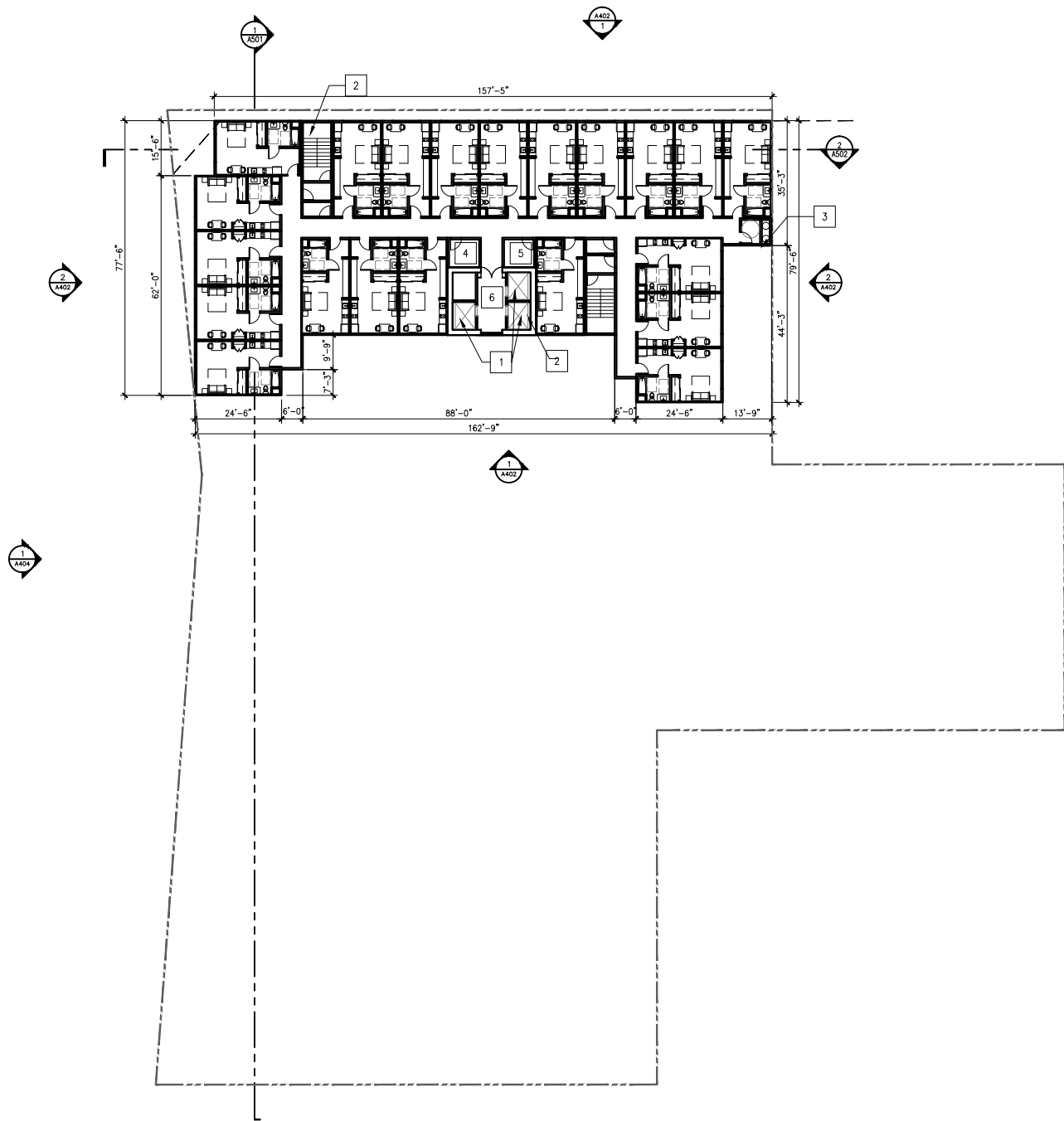
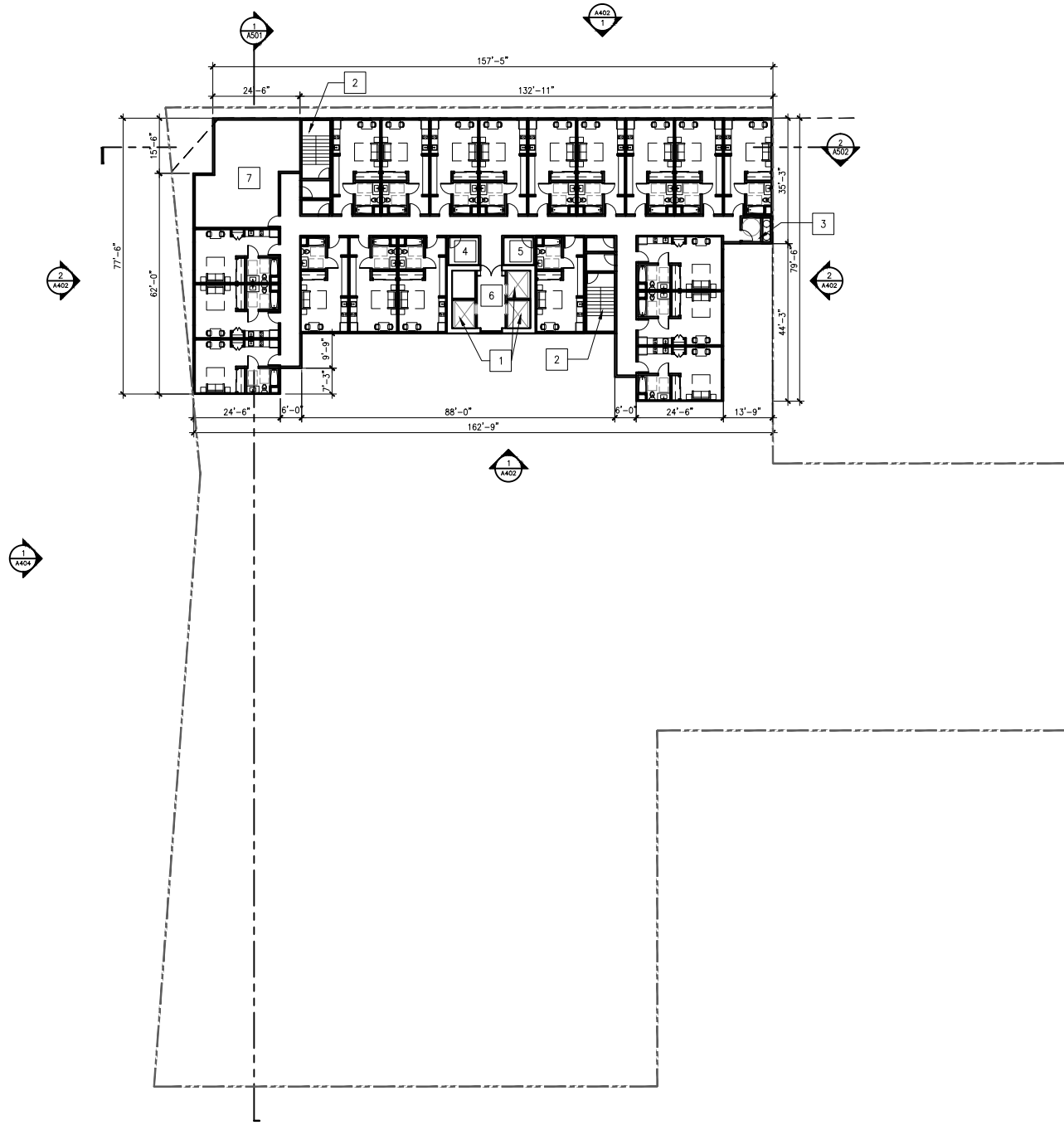


Figure 2-54
Level 5 and 6 Floor Plan - Site 2





Source: JWDA Architecture, 2018.

Figure 2-55
Level 7 and 8 Floor Plan - Site 2



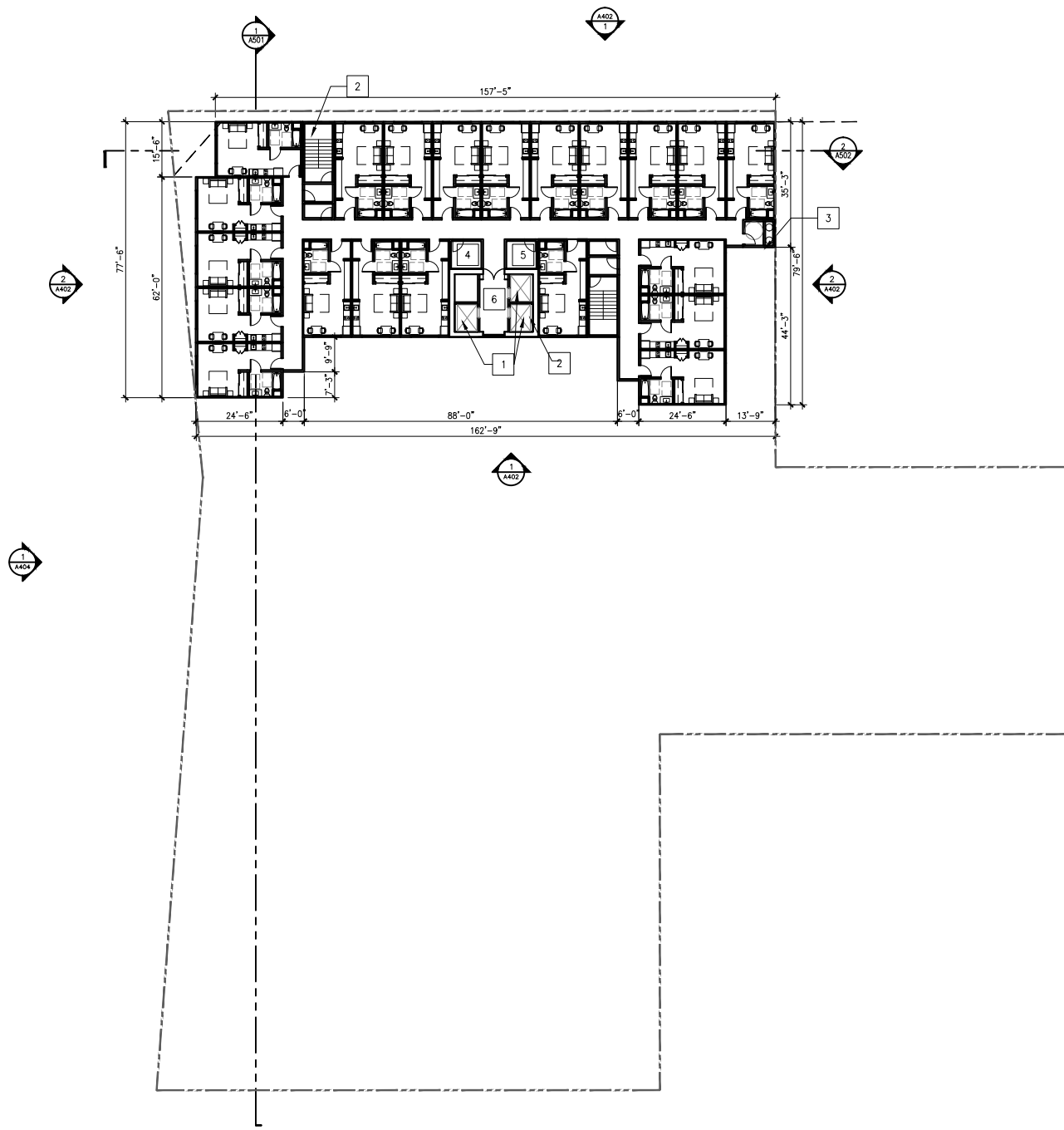


Figure 2-56
Level 9 and 14 Floor Plan - Site 2



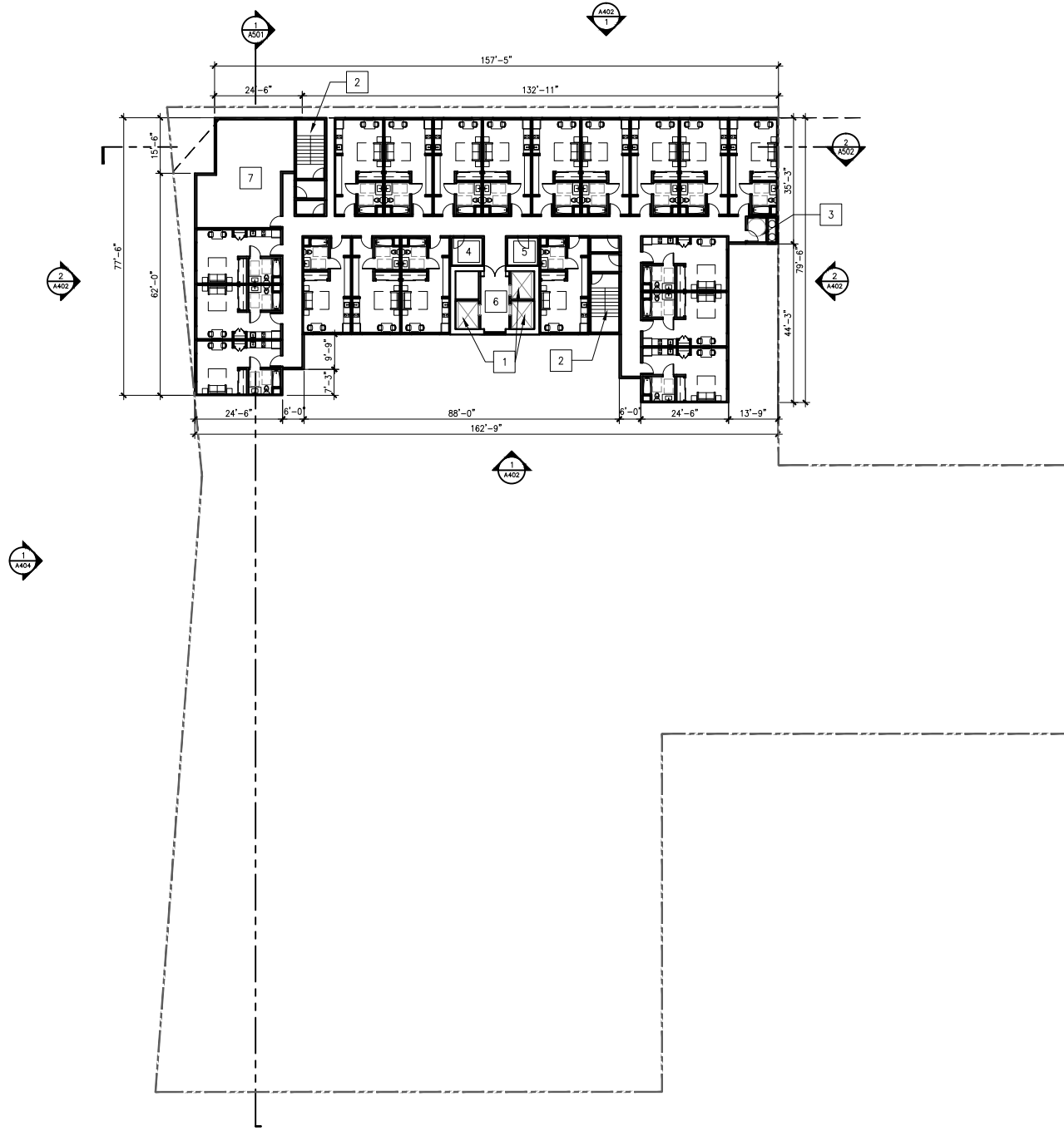


Figure 2-57
Level 15 and 16 Floor Plan - Site 2

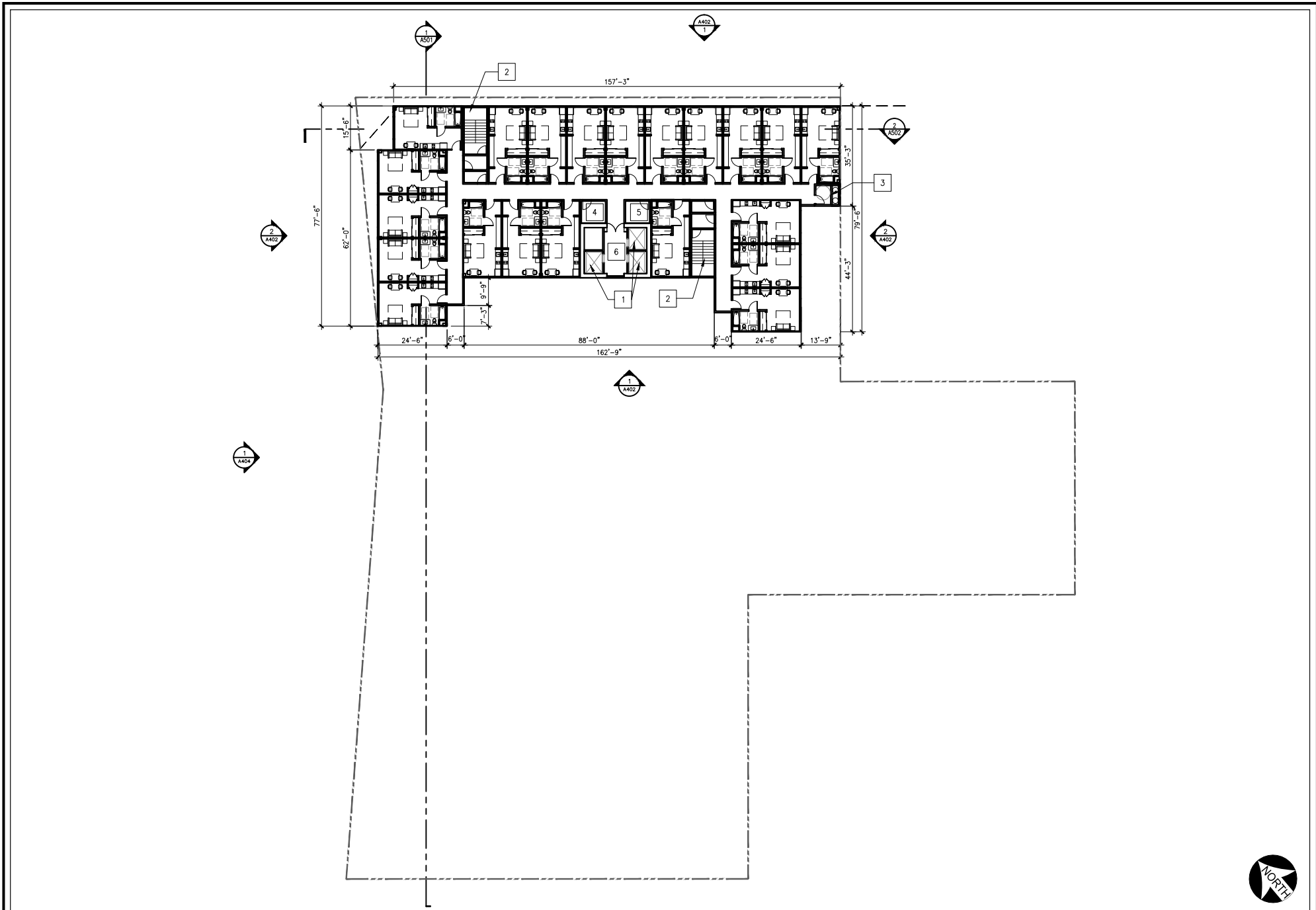


Figure 2-58
Level 17 and 18 Floor Plan - Site 2

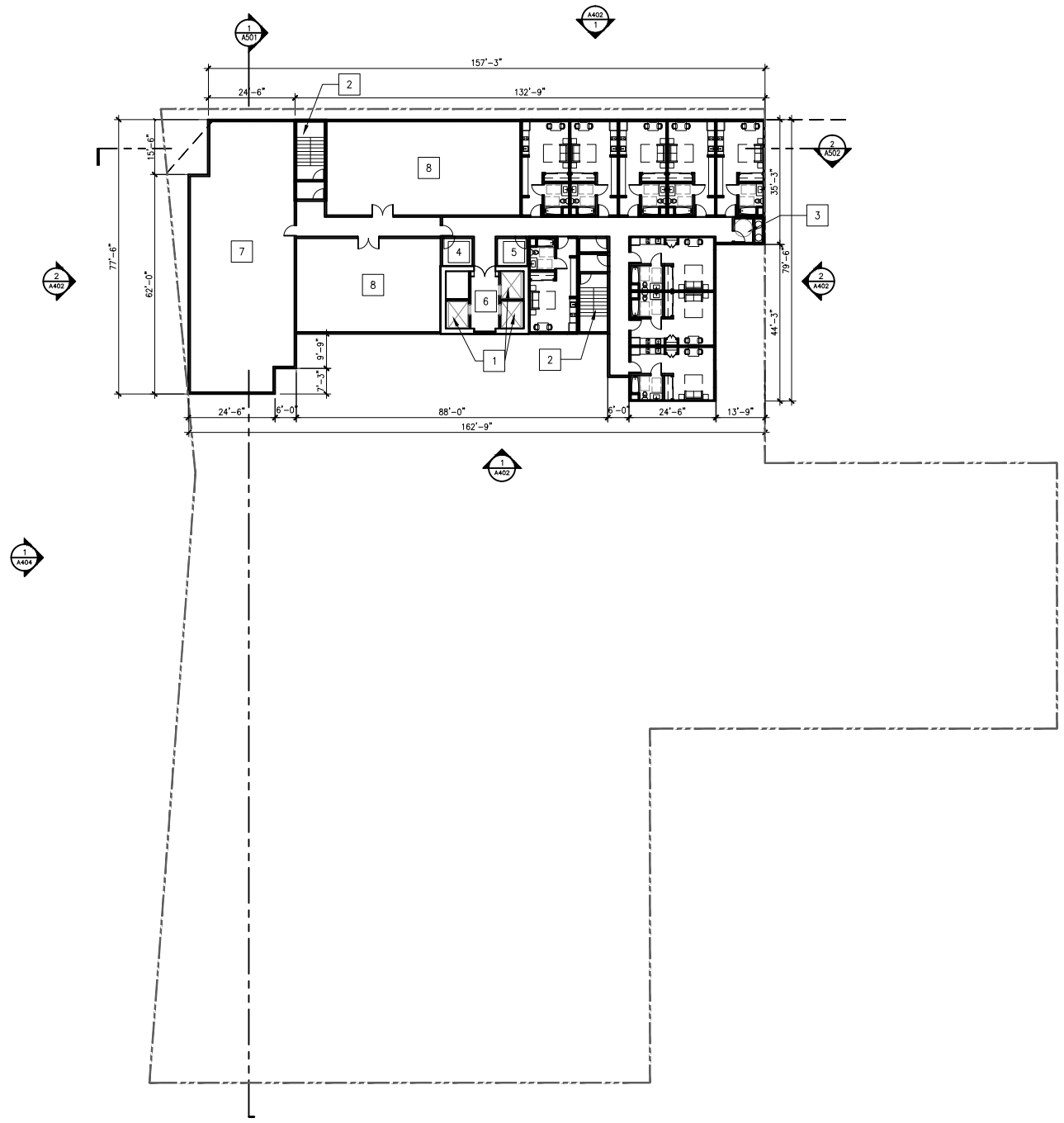


Figure 2-59
Level 19 Floor Plan - Site 2

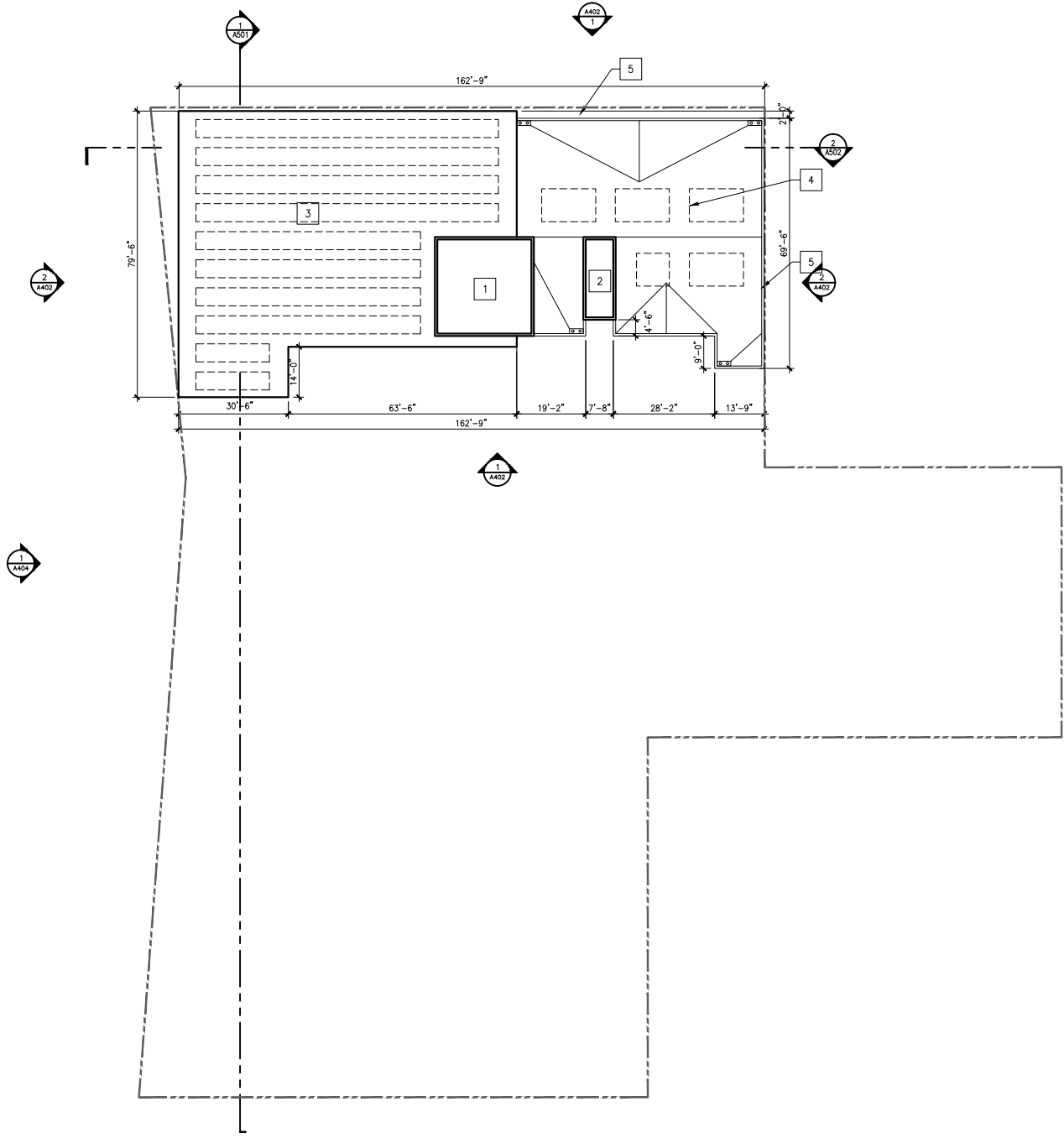
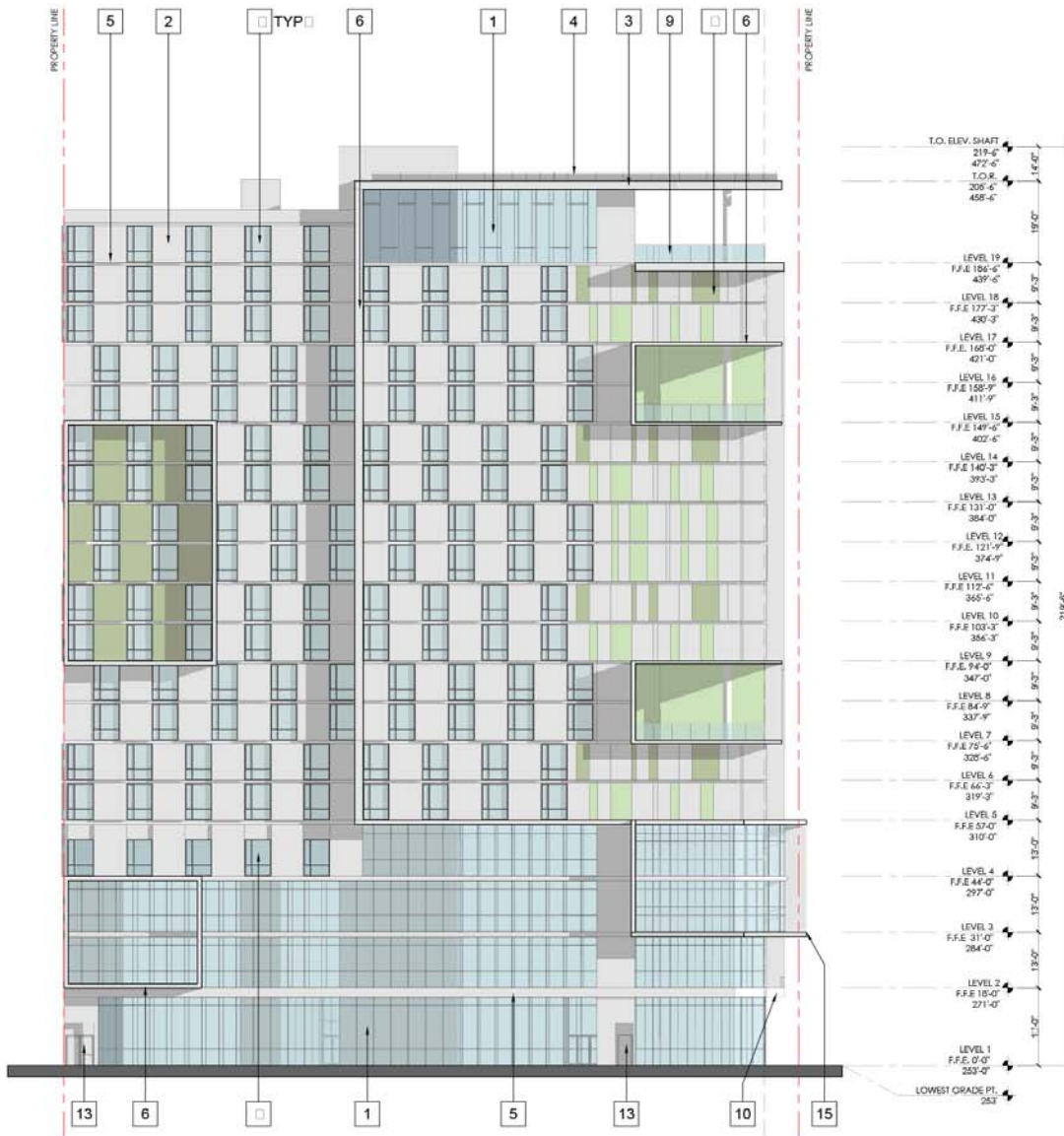


Figure 2-60
Roof Plan - Site 2





Figure 2-61
South and East Elevation - Site 2



NORTH ELEVATION



WEST ELEVATION

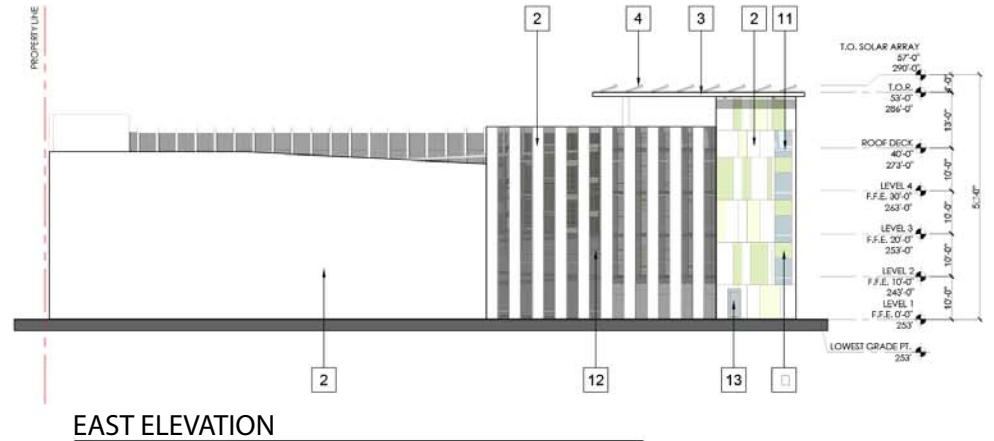
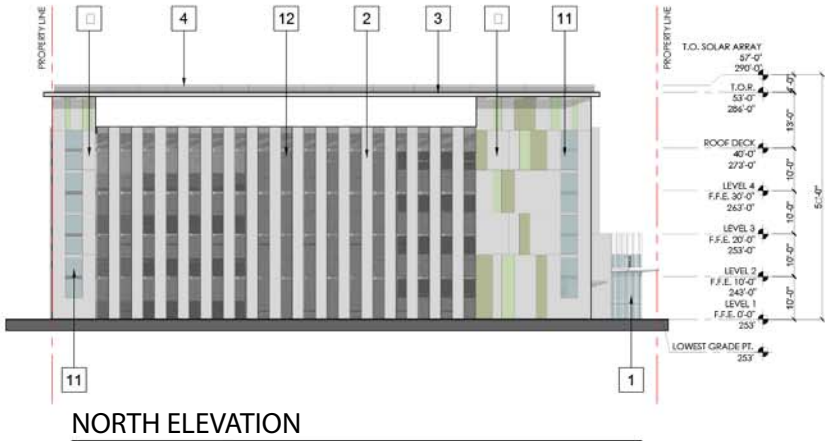
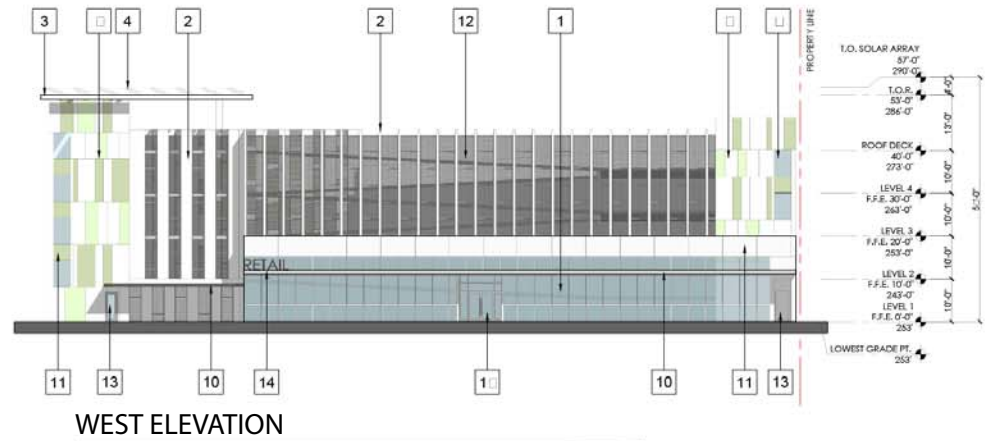
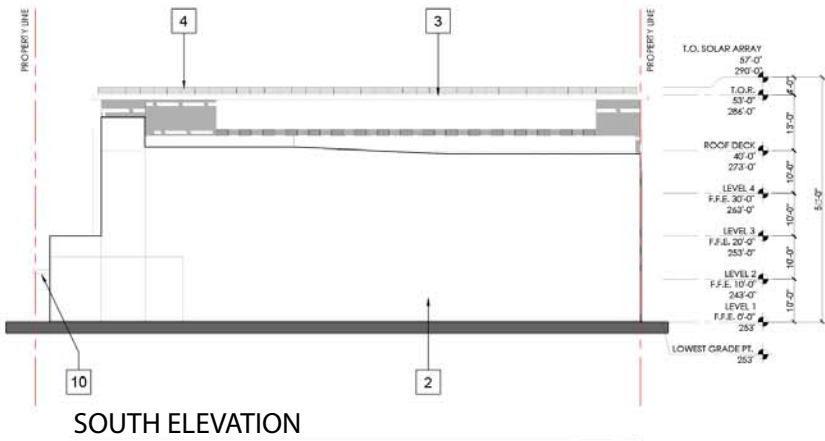


Figure 2-63
Exterior Elevations - Parking Structure - Site 2

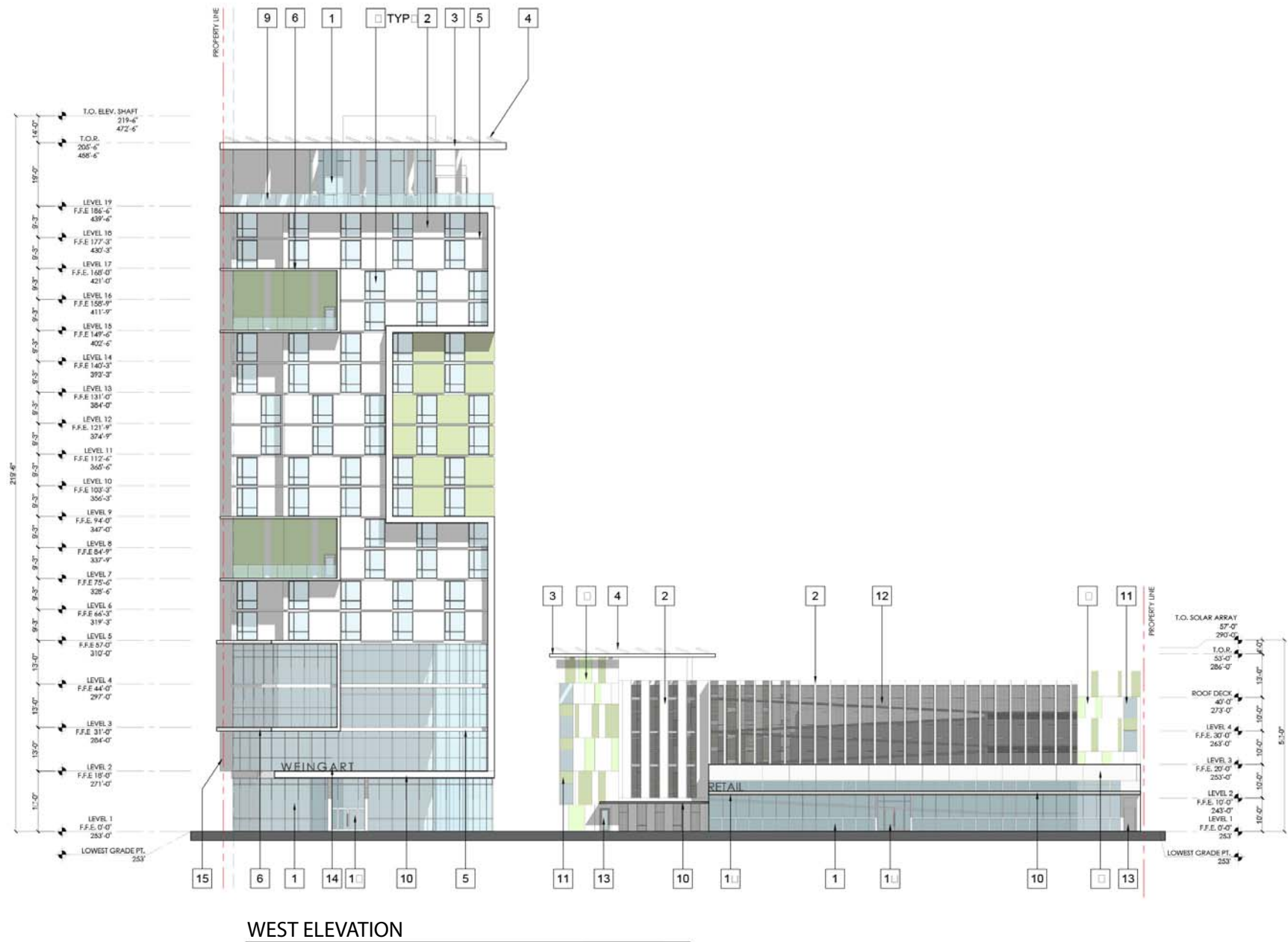


Figure 2-64
Exterior Elevations - S. San Pedro View - Site 2

(1) Building 1

Building 1 would be 19 stories (219 feet and 6 inches in height) and would contain 298 Very-Low-Income residential dwelling units and 5 manager units (for a total of 303 residential dwelling units), support services, and 17,100 square feet of office uses. The residential dwelling units would be located on floors 4-19. Floor 3 would accommodate a multi-purpose room, a training room, a counseling room, computer room, and staff offices, totaling approximately 8,040 square feet. Floor 4 would accommodate a fitness center, a game room, a TV lounge, a group space, and an art and music library room, totaling approximately 5,000 square feet of indoor common open space. Additional open space would be located on floors 7-8 and 15-16, where outdoor two-story patios would provide residents with access to covered outdoor open space. A rooftop recreation area with a deck, totaling approximately 4,675 square feet, is planned on floor 19.

(2) Building 2

Building 2 would be 4 stories (57 feet in height) and would contain approximately 3,200 square feet of ground floor retail, 4 levels of parking (212 parking spaces), and a 5,050-square-foot outdoor community garden on the rooftop.

(3) Density and Floor Area

As discussed later in this section, the Project Applicant is requesting a General Plan Amendment to change the land use designation of Site 2 from Light Manufacturing to Regional Center Commercial. Footnote #3 of the Central City Community Plan limits the FAR for Height Districts 3 and 4 to a 6:1 FAR unless a transfer of floor area is granted. In conjunction with the amendment, the Project Applicant is requesting a Zone and Height District Change from M2-2D (Light Industrial Zone, Height District 2, Development Limitation) to C2-4D (Commercial Zone, Height District 4, Development Limitation). The approval of these land use entitlements would allow the proposed residential and commercial uses to be developed at Site 2.

Site 2 is located within the boundaries of the Greater Downtown Housing Incentive Area. Pursuant to LAMC Section 12.22 C.3 (*Incentives to Produce Housing in Greater Downtown Housing Incentive Area*), projects located within the R4, RAS4, R5, CR, C2, C4, and C5 Zones are not subject to the lot area restrictions of the zone. As such, if the requested zone change is approved, the residential density for the Project becomes unlimited and would only be limited by the maximum floor area permitted on the site. Additionally, LAMC Section 12.22 C.3(b) permits buildable area to be the same as lot area. The requested General Plan Amendment to Regional Commercial and the Zone/Height District Change to C2-4D would establish a base FAR of 6:1 in accordance with Footnote 3 of the Central City Community Plan's land use map. At a 6:1 FAR, the total permitted floor area for Site 2 would be 292,896 square feet. The development of Site 2 would include 164,875 square feet of floor area at a FAR of 3.4:1.

(4) Parking

Site 2 Project includes 303 residential dwelling units with less than three habitable rooms. Parking for Site 2 would be provided in an aboveground parking structure. Based on the parking requirements

outlined in LAMC Section 12.21.A.4 (p), 303 parking spaces would be required for the residential component of the Site 2 Project. As discussed under Parking for Site 1, the Applicant has requested incentives in conjunction with the requested Zone Change to calculate the number of vehicular parking spaces consistent with the incentives permitted for affordable housing projects in the Greater Downtown Housing Incentive Area. As with the Site 1 Project, pursuant to LAMC Section 11.5.11 (e) and California Government Code 65915(k), the Project Applicant is requesting that no parking be required for units that are set-aside for households that earn less than 50 percent of the Area Median Income (based on affordability levels as set by the State of California Housing and Community Development Department), meaning that no parking would be provided for the 298 dwelling units designated restricted affordable for Very Low Income.²⁵ The Project Applicant is also requesting pursuant to LAMC Section 11.5.11 (e) and California Government Code 65915(k) that vehicle parking for the remaining 5 manager's units would be provided at no more than one parking space for all units that are not restricted to households earning less than 50 percent of the Area Median Income. Accordingly, a total of 5 parking spaces would be provided for the manager's units. Vehicle parking for the retail and office portions of the Site 2 development is required pursuant to LAMC Section 12.21.A.4(i), which requires parking at a rate of one parking space per 1,000 square feet of commercial uses having a floor area of 7,500 square feet or more, for a total of 20 vehicle parking spaces. The total vehicle parking spaces required for Site 2 is 25. However, Site 2 development would include a total of 212 vehicle parking spaces, with the additional 187 spaces beyond the 25 required spaces provided to replace the existing 133 surface parking spaces that would be removed as part of Site 2 development to accommodate other existing shared-parking agreements for surrounding land uses.

As discussed previously, the existing surface parking lot on Site 2 includes 136 vehicle parking spaces. As indicated in the Parking Needs Assessment (refer to Appendix C), this parking lot provides parking for the tenants of the Weingart Center Association located at 566 South San Pedro Street.²⁶ Excess parking provided on Site 2 would be made available to the public.

Additionally, in accordance with the updated Bicycle Parking Ordinance (Ordinance 185,480), the Site 2 Project would be required to provide 157 long-term and 20 short-term bicycle parking spaces for a total of 177 spaces (refer to Table 2-7).²⁷ The Site 2 Project would meet the short-term bicycle parking requirements and would exceed the long-term bicycle parking requirements by 33 spaces.

²⁵ LAMC Section 12.22 A 29 c (3) provides parking-related incentives that are consistent with this request. However, pursuant to LAMC Section 11.5.11(a), such incentives cannot be sought in conjunction with the Project's General Plan Amendment and Zone/Height District Change. Consequently, the proposed parking reduction is being requested pursuant to LAMC Section 11.5.11 (e) and California Government Code Section 65915(k).

²⁶ Weingart Projects – Parking Needs Assessment for the 600 South San Pedro Street Site, LLG Engineers, June 18, 2018. Refer to Appendix C.

²⁷ The bicycle parking for the Project would be provided in accordance with the updated Bicycle Parking Ordinance (Ordinance No. 185,480).

**Table 2-7
Bicycle Parking – Site 2**

Use	Dwelling Units This Tier or sf	Rates	Short-Term Spaces	Long-Term Spaces	Total
Residential					
Tier 1-25	25 du	1 space/10 du (short-term) 1 space/1 du (long-term)	3	25	28
Tier 26-100	75 du	1 space/15 du (short-term) 1 space/1.5 du (long-term)	5	50	55
Tier 101-200	100 du	1 space/20 du (short-term) 1 space/2 du (long-term)	5	50	55
Tier 201+	103	1 space/40 du (short-term) 1 space/4 du (long-term)	3	26	29
<i>Total Residential Bicycle Parking Spaces</i>			<i>16</i>	<i>151</i>	<i>167</i>
Non-residential					
Office	17,100 sf	1 space/10,000 sf (short-term) 1 space/5,000 sf (long-term)	2	4	6
Commercial Retail	2,250 sf	1 space/2,000 sf (short-term) 1 space/2,000 sf (long-term)	2	2	4
<i>Total Non-residential Bicycle Parking Spaces</i>			<i>4</i>	<i>6</i>	<i>10</i>
Total Required			20	157	177
Total Provided			20	182	202
<i>sf = square feet du = dwelling unit</i>					

(5) Open Space and Landscaping

As shown on Table 2-6, all 303 dwelling units would be efficiency or one-bedroom units, which have fewer than three habitable rooms, for which the LAMC's Section 12.21 G (*Open Space Requirement for Six or More Residential Units*) would require 100 square feet of open space per dwelling unit. Based on this standard, the Site 2 Project would be required to provide 30,300 square feet of open space. The breakdown of the common open space components proposed for Site 2 development shown on Table 2-8 shows that Site 2 development would include a total of 33,000 square feet of open space, exceeding the open space requirements for Site 2. The 33,000 square feet is made up of 13,815 square feet of open space exterior open-to-sky, 9,145 square feet of interior common area, and 10,040 square feet of covered exterior decks. Pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), the Project Applicant is requesting approval to exceed the 25 percent limit on the qualifying amount of open space that may consist of interior recreation rooms, and, as further discussed below, the provision of 38 trees in lieu of providing 76 trees, as would otherwise be required by LAMC Section 12.21 G.

**Table 2-8
Common Open Space Components for Site 2 Development**

Common Open Space Component	Size
<i>Exterior Common Space</i>	
Level 1 Courtyard	13,815 sf
<i>Interior Recreation Room(s)</i>	
Level 3	1,600 sf
Level 4 - Tower	5,000 sf
Level 19	<u>2,545 sf</u>
<i>Total Interior</i>	9,145 sf
<i>Exterior Covered Decks</i>	
Level 4 – Parking Structure	5,050 sf
Levels 7 & 8	1,430 sf
Levels 15 & 16	1,430 sf
Level 19	2,130 sf
<i>Total Exterior Covered</i>	10,040 sf
Total	33,000 sf
<i>sf = square feet</i>	

Landscape design is an important feature of the open space for Site 2. The residential landscaped areas include the ground floor open space and large plaza; courtyard spaces on the 7th, 8th, 15th, and 16th floors; 19th floor roof terrace as well as a roof garden on the fourth floor of the parking structure. The public streetscape areas include the frontage along South San Pedro, East 6th and South Crocker Streets.

The ground floor open space is accessible through South San Pedro Street and adjoins a large plaza that is gated and can open to Crocker Street. The upper level courtyard spaces and roof terrace would be accessible to residents via the shared building interior corridors. The parking structure roof garden is accessible through the parking structure. Portions of the 19th floor roof terrace and 4th floor parking structure roof gardens may contain green roof areas that would be inaccessible except for maintenance activities.

The landscaped areas would be designed for aesthetics, water conservation, and livability within the requirements and guidelines established by the City. The planting palate throughout the site is composed of vibrant colored and aromatic plants – the majority of which would be drought tolerant. The plant selections and irrigation would be designed to meet all water-efficient landscape requirements. A weather-based controller would regulate the automatic drip irrigation system in all of the planting areas within site. The seating areas would include flexible furnishings that allow the spaces to comfortably seat groups of different sizes. All areas of open space and proposed trees within the site would be designed to meet the City’s Landscape Ordinance Guidelines, as well as applicable requirements of the City’s Department of Building and Safety.

The ground floor includes a large flexible open space surrounded by planting areas located between the residential building and parking structure, as well as a large plaza opening to South Crocker Street. The

open space would be defined by concrete seat walls and landscape planters with shade tolerant trees, shrubs and ground cover and would be equipped with communal seating places for multiple groups of people with furniture that meets ADA requirements. Bicycle parking would be provided in this area closest to the parking structure and building entrances. The plaza area would be framed by broad canopy trees providing green edges around the perimeter. Concrete benches would be provided near shade trees for comfort and to meet accessibility needs and requirements. Paving throughout the site would be selected in accordance with the Los Angeles Green Building and Department of Building and Safety requirements with attention to solar reflective materials in the urban plaza.

Streetscape planting on South San Pedro, East 6th, and South Crocker Streets would be designed to provide maximum tree shade coverage in coordination with and approval by the City's Bureau of Engineering and Urban Forestry Divisions.

The various courtyards have each been designed to offer outdoor spaces. The 7th, 8th, 15th, and 16th floor courtyards consist of deck areas for communal seating and raised planters framing the outdoor gathering area providing privacy for groups of different sizes. The 19th floor roof terrace is made up of a space for outdoor gaming such as table tennis and may contain an area of for green roof. The 4th floor parking structure roof garden consists of raised planters used for edible garden and pollinator plants with nearby seating for gardeners. The area may also be equipped with green roof elements. At a rate of 1 tree per 4 units, 76 trees would be required for the Site 2 Project pursuant to the open space provisions of LAMC Section 12.21 G. As noted above, pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), the Project Applicant is requesting an open space incentive allow the provision of 38 on-site trees for Site 2.

The Project Applicant proposes to remove four street trees located on South San Pedro Street. These are the first four trees from the corner of East 6th Street toward the southern property line. The removal of these four street trees would be replaced as required by the City with eight 24-inch box size trees (species identified by the City's Urban Forestry Division) planted in City dedication adjacent to the site. These eight trees are not included in the proposed 38 on-site trees for Site 2's open space requirement.

(6) *Architecture and Design*

The tower and parking structure at Site 2 would be designed similarly to Site 1, but with enough contrast to clearly distinguish the buildings from one another. High-quality materials would be utilized, such as concrete, metal and glass. The materials would be varied in color, finish, and/or application. The design would echo the same segmentation demonstrated in the Site 1 Project into top, middle, and base portions to break up the mass. The base of the building would have transparent ground floor with floor-to-ceiling storefront windows. The retail lining the parking structure along South San Pedro Street would have the same treatment as on Site 1, allowing for maximum street activation. The tower entry would be inset in the front building façade. The top portion of the building also would include trellis and transparent window wall systems with a varied in application.

The floor plate of the tower on Site 2 would be at the East 6th Street and Crocker Street property lines, once the 3-foot dedications are taken. The tower and parking structure would be sited on the property line along South San Pedro Street. The east side of the site would include a ground level plaza that would

create new open space adjacent to the existing buildings and would distance the parking structure away from neighboring buildings on the east and southeast.

As discussed previously, the parking structure on Site 2 would provide required parking for the Project's residents and office workers and would also accommodate the existing parking demand as measured in the Project's parking demand study. The structure would be wrapped in metal paneling, similar to the adjacent residential tower with the addition of windows in the stairwells to bring in light. The paneling is designed to obstruct the view of vehicles parked on the four-story parking structure. A portion of the fourth level provides an additional open space area for the Site 2 Project, allowing for large group activities.

(d) Project Design Features

The following Project Design Features (PDFs) are included as part of the Project, at both Site 1 and Site 2:

PDF-1 Sustainability Measures

- The Project shall not include natural gas-fueled fireplaces in the proposed residential units.
- Twenty percent of the Project's provided vehicle parking spaces would be capable of accommodating electric vehicle (EV) charging stations, and an additional five percent would be wired as EV charging stations for immediate use.
- The Project would incorporate approximately 10,500 square feet of solar voltaic panes on building roof levels. Approximately 4,500 square feet would be included on Site 1, and approximately 6,000 square feet would be included on Site 2.
- Windows would be included in all living units and common spaces for natural daylight, reducing the need for overhead lighting impacting the need for electricity. High-performance dual-pane windows and exterior materials would be used in order to reduce the need for energy driven mechanical systems.
- Active energy conservation strategies would include implementing LED lighting with daylighting controls and dimming capabilities, installing motion detector controls for all circulation and auxiliary spaces, providing Energy Star appliances.
- Materials selection for the building would be made taking into consideration energy conservation, durability, reduction of air pollutants and recycling. For instance, the Project's use of concrete as a structural material allows for thermal mass to be captured to passively heat and cool the buildings reducing the dependency on mechanical systems. Products would be chosen for their resiliency and durability in order to help offset maintenance costs. Finish materials would have no or low volatile organic (VOC) compounds, in order to help reduce the introduction of

harmful chemicals into the building. Materials would be chosen for their pre/post-consumer content to reduce the amount of virgin material being used and reduce amount of waste.

- Plants and their substrate would act as a natural water filter reducing the contamination of water that leaves the site. Low-maintenance native and adapted plants would be chosen for landscaped areas and will take into consideration creating mini-ecosystems with habitats for birds and beneficial insects in order to increase the biodiversity at the site. The landscaped area could reduce the urban heat island effect and smog as the plants act as a natural air filter and absorb heat versus reflecting it. Pervious paving areas may also be used to reduce the amount of hardscape, decrease storm water run-off, and cool the microclimate of the building.
- High-efficiency toilets with a flush volume of 1.0 gallon per flush, or less.
- Showerheads with a flow rate of 1.5 gallons per minute (gpm) or less.
- Residential bathroom faucets equipped with aerators to reduce flow to 1.0 gpm or less.
- Drip/subsurface irrigation (micro-irrigation)
- Micro-spray
- Proper hydro-zoning/zoned irrigation (group plants with similar water requirements)
- Artificial turf
- Drought-tolerant plants – 50 percent of total landscaping

(e) Construction Phasing

The Project's construction phase would occur over an approximately 49-month period, and would include demolition, site preparation, grading and excavation, and building construction phases. The grading and excavation phase would require the export of approximately 25,244 cubic yards of material. The Project's construction phase would begin with development of Tower 1A on Site 1 that would occur over approximately 17 months. While finalizing the "building construction" phase for Tower 1A, the "finishing (architectural coating)" phase for Tower 1A would begin. After the "building construction" phase has been completed for Tower 1A and during the "finishing (architectural coating)" phase of Tower 1A, the construction phase for Tower 1B would begin and would occur over approximately 18 months. While finalizing the "building construction" phase for Tower 1B, the "finishing (architectural coating)" phase for Tower 1B would begin. After the "building construction" phase has been completed for Tower 1A and during the "finishing (architectural coating)" phase for Tower 1B, Tower 1A would become operational. The construction phase for Site 2 would occur over approximately 18 months, just after Tower 1B becomes operational and would take place in one phase. While finalizing the "building

construction” phase for Site 2, the “finishing (architectural coating)” phase for Site would begin. The approximate overall construction schedule for the Project is shown on Table 2-9.

**Table 2-9
Approximate Project Construction Schedule**

Phase	Duration	Notes
<i>Phase 1: Site 1 – Tower 1A</i>		
Demolition	Approximately 3 weeks	Demolition of approximately 18,360 square feet of asphalt parking lot
Grading	Approximately 2 week	10,244 cubic yards of export, hauled to off-site location within a 50-mile radius.
Site Preparation	Approximately 1.5 months	-
Building Construction	Approximately 1 year	No overlap with grading or site preparation phase.
Finishing (Architectural Coating)	Approximately 1 year	Some overlap with building construction phase.
<i>Phase 2: Site 1 – Tower 1B</i>		
Demolition	Approximately 1 month	Some overlap with the finishing (architectural coating) phase of Tower 1A. Demolition of approximately 4,870 cubic yards of material.
Grading	Approximately 2 weeks	4,800 cubic yards of export, hauled to off-site location within a 50-mile radius.
Site Preparation	Approximately 1.5 months	-
Building Construction	Approximately 1 year	No overlap with grading or site preparation phase.
Finishing (Architectural Coating)	Approximately 1 year	Some overlap with building construction phase. (Tower 1B becomes operational.)
<i>Site 2</i>		
Demolition	Approximately 1 month	Demolition of approximately 20,244 cubic yards of material.
Grading	Approximately 2 weeks	10,200 cubic yards of export, hauled to off-site location within a 50-mile radius.
Site Preparation	Approximately 2 months	-
Building Construction	Approximately 1 year	No overlap with grading or site preparation phase.
Finishing (Architectural Coating)	Approximately 1 year	Some overlap with building construction phase.
<i>Note: The approximate construction schedule assumes a 5-day workweek.</i>		

(f) Haul Route

The facility(ies) to receive the Project's export materials that would be generated during the Project's construction phase has not been identified at this time. However, several facilities are located within a 50-mile radius of the Project Site, including, but not limited to: Active Recycling MRF and Transfer Station, American Reclamation CDI Processing Facility, Downtown Diversion, and Manning Pit. The Project's haul route would be required to be approved by the City. Project haul trucks would use the most direct route to transport demolition and construction debris from the Project Sites to a designated recycling facility and/or landfill. Regional access to recycling facilities and/or landfills is available to the Project Sites via State Route 110/I-110 Freeway, located approximately 1.0 mile to the west; I-10 Freeway, located approximately 1.5 miles to the south; and State Route 110/I-10 Freeway located approximately 1.0 mile to the east. Direct local access to these freeways and the anticipated local haul route(s) from the Project Sites would consist of westbound East 6th Street to State Route 110/I-110 Freeway, southbound South San Pedro Street to the I-10 Freeway, and eastbound East 6th Street to State Route 110/I-10 Freeway.

5. REQUESTED DISCRETIONARY ACTIONS**(a) Site 1 Project**

In order to implement the proposed development of Site 1, the Project Applicant is requesting approval of the following discretionary actions from the City:

1. Pursuant to **LAMC Section 11.5.6**, as authorized by the Los Angeles Charter Section 555, the Project Applicant requests approval of a General Plan Amendment to amend the land use designation in the Central City Community Plan from Light Manufacturing to Regional Center Commercial to permit the construction of a new mixed use project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low Income level and 4 managers units, approximately 25,493 square feet of philanthropic uses that provide supportive services, and approximately 2,250 square feet of commercial space.²⁸
 - a. Amend Central City Community Plan Footnote 3 to permit:
 - i. The Project Site to exceed the 6:1 floor area.
2. Pursuant to **LAMC Section 12.32 F**, the Project Applicant requests approval of a Zone Change and Height District Change from M2-2D (Light Industrial Zone, Height District No. 2 with D Limitation) to C2-4D (Commercial Zone, Height District No. 4 with D Limitation) to permit the construction of a new mixed-use project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low Income level and 4 managers' units, approximately 25,493 square feet of philanthropic uses that

²⁸ Based on affordability levels defined by State of California Housing and Community Development standards.

provide supportive services and approximately 2,250 square feet of commercial space. The Project's proposed floor area ratio is equal to 8.1 to 1.

- a. Pursuant to **LAMC Section 11.5.11 (e) and California Government Code 65915(k)**, the Project Applicant is requesting the following incentives in connection with the proposed 100 percent affordable project:
 - i. A 35 percent floor area increase from the otherwise applicable 6:1 FAR to permit approximately 222,574 square feet of floor area;
 - ii. 26,060 square feet of open space and 48 trees (a 33 percent reduction in required open space and a 50 percent reduction in the number of required trees) in lieu of the 38,200 square feet of open space and 96 trees required pursuant to LAMC Section 12.21 G, and to permit up to 76 percent of the open space to be provided as interior common area (47 percent or 12,285 square feet) and covered outdoor areas (28 percent or 7,305 square feet) in lieu of LAMC Section 12.21 G's maximum 25 percent interior common open space limitation and its requirement that all open spaces be open to the sky,^{29,30}
 - iii. No parking space shall be required for dwelling units set aside for households earning less than 50 percent of the Area Medium Income as determined by the Housing and Community Investment Department.
3. Pursuant to **LAMC. Section 16.05**, the Project Applicant requests the approval of Site Plan Review findings for a project that proposes more than 49 new residential dwelling units.
4. Pursuant to **California Government Code Sections 66473.1 and 66474 (Subdivision Map Act) and LAMC Section 17.01 and 17.15**, the Project Applicant requests approval of a phased Vesting Airspace Tentative Tract Map to permit the merger and re-subdivision of the land and the creation of one master (ground) lot and three air space lots necessary to facilitate the development of a mixed-use project, as well as approval of a haul route. The Project Applicant also requests to record the Final Map in phases. Phase 1 shall include Lot 1, Lot 3 and Lot 4. Phase 2 shall include Lot 2.
 - i. Lot 1: Master Lot (Master Lot)
 - ii. Lot 2: 12-story building (Airspace)
 - iii. Lot 3: Portion of 18-story building (Airspace)

²⁹ LAMC Section 12.21 G.2(a)(4)(i) limits interior common open spaces to 25 percent of total exterior common area.

³⁰ LAMC Section 12.21 G.2(a)(1)(i) requires open spaces to be open to the sky, whereas the proposed exterior areas are covered by floors above or trellises.

- iv. Lot 4: Portion of 18-story building (Airspace)
5. Haul Route approval.
6. A waiver for a 3-foot dedication along Crocker Street, in lieu of a 2- to 4-foot dedication.

Pursuant to various sections of the LAMC, the Project Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to, the following: demolition including street trees, excavation, shoring, grading, foundation, and building and tenant improvements.

(b) Site 2 Project

In order to implement the proposed development of Site 2, the Project Applicant is requesting approval of the following discretionary actions from the City:

1. Pursuant to **LAMC Section 11.5.6**, as authorized by the Los Angeles Charter Section 555, the Project Applicant requests approval of a General Plan Amendment to amend the land use designation in the Central City Community Plan from Light Manufacturing to Regional Center Commercial to permit the construction of a new mixed-use project containing a maximum of 303 residential dwelling units with 298 units designated Restricted Affordable units at a Very Low Income level and 5 managers units, with approximately 20,300 square feet of commercial space.³¹
2. Pursuant to **LAMC Section 12.32 F**, the Project Applicant requests approval of a Zone Change and Height District Change from M2-2D (Light Industrial Zone, Height District No. 2 with D Limitation) to C2-4D (Commercial Zone, Height District No. 4 with D Limitation) to permit the construction of a new mixed-use project containing a maximum of 303 residential dwelling units with 298 units designated Restricted Affordable units at a Very Low Income level, with supportive services and approximately 20,300 square feet of commercial space. The Project's proposed floor area ratio is equal to 3.4 to 1.
 - a. Pursuant to **LAMC Section 11.5.11 (e) and California Government Code 65915(k)**, the Project Applicant is requesting the following incentives in connection with a 100 percent Restricted Affordable project:
 - i. To permit 27 percent (9,145 square feet) of the common open space be provided in interior common areas, 30 percent (or 10,040 square feet) of the provided open space to be covered by a structure or trellis and 38 trees in lieu of LAMC Section 12.21 G that limits the interior common areas to 25 percent of required (or 7,574 square feet), mandates all exterior areas to be open to the sky and requires 96

³¹ Based on affordability levels as set by State of California Housing and Community Development standards.

trees. The Project provides one percent (2,700 square feet) more (33,000 square feet) open space than required (30,300 square feet) by Code,³²³³

- ii. No parking space shall be required for dwelling units set aside for households earning less than 50 percent of the Area Medium Income as determined by the Housing and Community Investment Department.
3. Pursuant to **LAMC Section 16.05**, the Project Applicant requests the approval of Site Plan Review findings for a project that proposes more than 49 new residential dwelling units.
 4. Pursuant to **California Government Code Sections 66473.1, 66474 (Subdivision Map Act) and LAMC Section 17.01 and 17.15**, the Project Applicant requests approval of a Vesting Airspace Tentative Tract Map to permit the merger and re-subdivision of the land and the creation of one master (ground) lot and four air space lots necessary to facilitate the development of a mixed-use project, as well as approval of a haul route.
 - i. Lot 1: Ground Lot
 - ii. Lot 2: Portion of 19-story Building (Airspace)
 - iii. Lot 3: Portion of 19-story building (Airspace)
 - iv. Lot 4: 4-story Parking Structure (Airspace)
 - v. Lot 5: Portion of 19-story building (Airspace)
 5. Haul Route approval

Pursuant to various sections of the LAMC, the Applicant will request ministerial approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to, the following: demolition including the removal of street trees, excavation, shoring, grading, foundation, and building and tenant improvements.

³² LAMC Section 12.21 G.2(a)(4)(i) limits interior common open spaces to 25 percent of total, or 9,550 square feet.

³³ LAMC Section 12.21 G.2(a)(1)(i) requires open spaces to be open to the sky, whereas the proposed exterior areas are covered by floors above or trellises.