



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number **CPC-2021-3038-DB-SPR-HCA**

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ _____ Unit/Space Number _____

Legal Description² (Lot, Block, Tract) _____

Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____

Proposed Use _____

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

Additional information attached ☐ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way
- ☐ New construction: _____ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way InformationHave you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☐ NOIs your project required to dedicate land to the public right-of-way? ☐ YES ☐ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☐ NO

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☐ NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☐ NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☐ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☐ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

s. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Are you in escrow to purchase the subject property? ☐ YES ☐ NO

Property Owner of Record ☐ Same as applicant ☐ Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information
(select only one)

☐ Owner

☐ Applicant

☐ Agent/Representative

☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____

Date 03.03.21

Print Name Grant King

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On 03/03/2021 before me, ALEX AROUTIOUNIAN, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

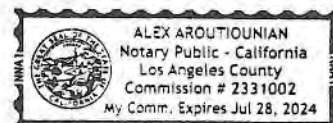
personally appeared GRANT KING, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.


Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: _____

Print Name: _____

Parcel 1

121 W 3rd Street, 252 S. Spring Street

APN 5149-007-007

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 98 FEET OF LOT 6 IN BLOCK 3 OF ORD'S SURVEY, IN THE CITY LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECORDED MARCH 20, 1897, IN BOOK 66 PAGE 29 OF MISCELLANEOUS RECORDS, APPEARS A PLAT ON WHICH THE ABOVE DESCRIBED REAL PROPERTY IS DESIGNATED AS LOT "A" OF PROPERTY OF T.D. STIMSON AND PORTION OF HARLEM PLACE, FORMERLY KNOWN AS CENTER PLACE, FORMERLY KNOWN AS MOTT ALLEY, ADJOINING, SITUATED IN LOT 6 IN BLOCK 3 OF SAID ORD'S SURVEY.

Parcel 2

APN 5149-007-001

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 3 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF SPRING STREET, DISTANT THEREON 98 FEET NORTHEAST FROM ITS INTERSECTION WITH THE NORTHEAST LINE OF THIRD STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT A OF THE PROPERTY OF T. D. STIMSON, AS SHOWN ON MAP RECORDED IN BOOK 66 PAGE 29 OF SAID MISCELLANEOUS RECORDS; THENCE FROM THE POINT OF BEGINNING, NORTHEAST ALONG THE SOUTHEAST LINE OF SPRING STREET, 80 FEET TO THE SOUTHWEST LINE OF THE LAND DESCRIBED IN THE DEED TO THE TIMES—MIRROR COMPANY, RECORDED ON DECEMBER 29, 1961 AS INSTRUMENT NO. 2403, IN BOOK D1464 PAGE 219 OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHEAST ALONG SAID SOUTHWEST LINE, TO THE NORTHWEST LINE OF HARLEM PLACE (FORMERLY KNOWN AS CENTER PLACE); THENCE SOUTHWEST ALONG SAID NORTHWEST LINE TO THE NORTHEASTERLY CORNER OF SAID LOT A OF T.D. STIMSON; THENCE NORTHWEST ALONG THE NORTHEAST LINE OF SAID LOT A TO THE POINT OF BEGINNING.

###

ATTACHMENT “A”

FINDINGS & SUPPLEMENTAL INFORMATION

*121 W. 3rd Street / 252 S. Spring Street and 244 – 246 S. Spring Street, Los Angeles, CA
90012 and 90013*

➤ **SITE INFORMATION:**

- Address: 121 W. 3rd Street & 252 S. Spring Street, and 244 – 246 S. Spring Street
Los Angeles, CA 90012 and 90013
- Lot area: 27,578¹ square feet / 0.63 acres
- APN(s): 5149-007-007 and 5149-007-001

➤ **ACTION(s) Requested:**

- **Density Bonus (DB)**, pursuant to LAMC Section 12.22 A.25, to permit a Project having 331 residential dwelling units, including 37 units (or 11% of the total proposed units) reserved for Very Low Income households, with the following incentives:
 - **On-Menu Incentive**, for an increase of 35 percent in the allowable Floor Area Ratio for a total of 8.0:1 in lieu of the otherwise permitted 6:1 under the City Center Redevelopment Plan Area;
 - **Off-Menu Incentive**, for an increase in height to permit a maximum building height of 195 feet, exclusive of rooftop railings/guardrails, stair and elevator shafts, and/or other allowable roof projections, in lieu of the otherwise permitted 150 feet by Q Condition per Ordinance No. 164307-SA555; and,
 - **A Waiver of a Development Standards**, to eliminate the requirement of automobile parking for residential uses.
- **Site Plan Review (SPR)**, pursuant to LAMC Section 16.05, for a development project that results in an increase of 50 or more dwelling units and/or guest rooms.

¹ Per ZIMAS

➤ **PROPERTY / ZONING INFORMATION:**

SUBJECT PROPERTY

The Property is a rectangular-shaped site comprised of three legal parcels, measuring approximately 27,578² square feet (0.63 acres) of land area, and includes street addresses 121 W. 3rd Street & 252 S. Spring Street, and 244 – 246 S. Spring Street, Los Angeles, CA 90012 and 90013. See attached Legal Description. The Property is located at the northeast intersection of 3rd Street and Spring Street and also fronts an alley, Harlem Place, to the southeast. The Property fronts approximately 154 feet along the northerly side of W. 3rd Street and approximately 177 feet along the easterly side of Spring Street and Harlem Place. The site is currently improved as a commercial surface parking lot.

The Project site is well-served by public transit. The site is designated TOC Tier 4, and served by the Metro Local Bus Lines 40, 45, 83, and the 92 within 500 feet of the property. The site is also located approximately 1,500 feet from Pershing Square Station, where both the Metro B Line (Red) and Metro D Line (Purple) are available, and less than half a mile from Union Station at the intersection of North Alameda Street and East Cesar E Chavez Avenue.

SURROUNDING LAND USES

The adjacent lots to the north, west and east of the Property are also zoned [Q]C4-4D. The Property is adjacent to a mixed-use condominium building across Spring Street, a commercial office building across W. 3rd Street, and a commercial building across Harlem Place. Immediately to the north, the property is developed with a surface parking lot. To the west (across Spring St.), the property is developed with a multifamily residential building that is designated as a Los Angeles Historic Cultural Monument (No. 966). To the east, (across an alley) the properties are developed with commercial uses. Across the street to the south, the property is zoned [Q]PF-4D and developed with a government office building. Along 3rd Street, the streetlights (Third Street Streetlights), have been identified by SurveyLA as being eligible for historic designation.

LAND USE DESIGNATION / ZONING CLASSIFICATION

The Property is zoned [Q]C4-4D and designated for Regional Center Commercial land uses by the Central City Community Plan. The Q condition restricts the height of development on the Property to 150 feet with unlimited number of stories. The D limitation restricts the overall FAR of the Property to 6:1. The Property is located within the boundaries of the Greater Downtown Housing Incentive Area (GDHIA), the City Center Redevelopment Project Area, a State Enterprise Zone, and a Transit Priority Area.

The C4-4D zone permits both commercial and residential uses. The corresponding zones for the Regional Center Commercial Designation include CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3 and RAS4. Residential uses are permitted at one dwelling unit per 400 square feet of lot area.

² Per ZIMAS

However, for developments combining residential and commercial uses in the Central City Community Plan Area or within a designated Regional Center Commercial area, residential uses may be calculated at R5 density, or 1/200 square feet.

APPLICABLE ZONING OVERLAYS / SUPPLEMENTAL DISTRICTS

- **CITY CENTER REDEVELOPMENT PROJECT AREA**

The City Center Redevelopment Plan was adopted May 15, 2002 pursuant to Ordinance No. 174,593. Zoning Information ZI No. 2488, effective date November 11, 2019, noted that the City is responsible for implementing and enforcing the unexpired Redevelopment Plans and associated Design for Development Guidelines and Development Guidelines (DFDs) for respective plan areas. The City Center RPA has the following DFDs: Development Guidelines and Controls for Residential Hotels and Signs.

Within the Plan area, the Project Site has a Regional Center Commerce and Parking Land Use Designation, and is located within the Historic Downtown Development Area. In the Historic Downtown Development Area, the Floor Area shall be no more than six (6) times the Parcel Area (6:1 FAR).

- **GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)**

The Property is located in the Greater Downtown Housing Incentive Area, which grants a 35% Floor Area Bonus for projects providing a prescribed percentage of affordable housing as follows: 5% Very Low Income **plus** 10% for LI or 15% for MI or 20% for Workforce. In addition to an increase in floor area, projects in this Area are also eligible for incentives related to open space and parking requirements. The following standard are applicable to all projects within the GDHIA:

- Maximum unit per lot area eliminated; density is unlimited up to the relevant FAR
- All yard requirements are eliminated
- Buildable Area is same as Lot Area
- The percentages of private and common open space were eliminated; however the total per unit open space requirement shall still be provided
- Tract and Parcel Maps may include land set aside for street or alley purposes within the calculation of allowable floor area of a residential or mixed use building.

- **DOWNTOWN DESIGN GUIDE**

Most recently adopted by the City Planning Commission on June 8, 2017, the Downtown Design Guide: Urban Design Standards and Guidelines (DDG) is the official guide to development within Downtown and encourages a more livable and sustainable community. Direction is provided regarding Downtown Street Standards (see below), sidewalks, setbacks, and designated "Retail Streets" (Section 3); ground floor street walls (Section 4); parking and access (Section 5); street wall treatment (Section 6); on-site open space

(Section 7); architectural detail (Section 8); streetscape improvements (Section 9); signage (Section 10); and public art (Section 12).

Projects conforming to the DDG are exempt from mini-shopping center and commercial corner development regulations per the LAMC.

The Project Site is located within the **Historic Downtown** area as identified in the DDG. While all streets in the Historic Downtown are defined as “**Retail Streets**” - where 75% of the Project’s street frontage excluding access to parking, along which ground floor space must be designed to accommodate retail, professional office, live-work uses or lobbies (per Section 4) – Spring Street is not a Retail Street, however, 3rd Street is considered a Retail Street.

Most recently adopted by City Council April 24, 2009, the **Downtown Street Standards** are part of the DDG, and establish required sidewalk widths for all Downtown streets.

- **HISTORIC DOWNTOWN LA DESIGN GUIDELINES**

The Historic Downtown LA Design Guidelines are based on The Secretary of the Interior’s Standards for the Treatment of Historic Properties, which provide general information to determine appropriate treatments for historic properties. Although the Project Site does not contain a historic building per se, Chapters on New Construction Guidelines and Streetscape Guidelines are relevant to the Project Site and should be reviewed within the context of the DDG as well.

- **DOWNTOWN PARKING DISTRICT**

The Property is located within the boundaries of the Downtown Parking District, which provides reduced parking requirements for business, commercial or industrial uses as follows: 1/1000 square feet for buildings 7,500 square feet or more and no parking required if less than 7,500 square feet.

- **CENTRAL CITY PARKING DISTRICT**

The Property is located within the boundaries of the Central City Parking District, which provides reduced parking requirements as follows: 1/unit or 1.25 spaces if more than six units with more than 3 habitable rooms on site. Also 1 space/two guestrooms for first 20, 1 space/four guestrooms for the next 20 and 1 space/six guestrooms for the remaining.

- **TRANSIT PRIORITY AREA**

The Property is within a Transit Priority Area in the City of Los Angeles. In September 2013, the Governor signed into law Senate Bill 743/Assembly Bill 744, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts of projects located in areas served by transit. While the thrust of SB 743 addressed a major

overhaul on how transportation impacts are evaluated under CEQA, it also limited the extent to which aesthetics and parking are defined as impacts under CEQA. As a TPA, projects are entitled to certain exemptions under CEQA, as well as parking reductions of .5 spaces per bedroom for the provision of on-site affordable housing.

NOTE: AB 2345 will be effective January 1, 2021 as an amendment to SB 1818, which stipulates that transit priority projects which provide the requisite amount of affordable housing may provide parking at a ratio of .5 spaces per unit, as opposed to per bedroom, providing much more favorable parking standards for projects. Any project that files an application utilizing a state density bonus after January 1, 2021 may take advantage of these new parking requirements.

- **LOS ANGELES STATE ENTERPRISE ZONE**

The Property is within the Los Angeles State Enterprise Zone, which “provide[s] economic incentives to stimulate local investment and employment through tax and regulation relief and improvement to public services.” Projects located within a State Enterprise Zone are afforded certain incentives for development related to reduced parking for commercial uses (2/1000 sf), and a waiver of Site Plan Review entitlement fees.

➤ **SUBJECT PROPERTY - RELATED CASES**

Case No. CPC-2018-6005-CA – On December 20, 2018, the Los Angeles City Planning Commission approved the Ordinance establishing procedures implementing the Redevelopment Plans and other amendments to the Los Angeles Municipal Code to facilitate the transfer of land use authority from CRA/LA-DLA pursuant to Section 12.32(C)(7).

Case No. CPC-2017-2107-MS – On June 8, 2017, the Los Angeles City Planning Commission approved the Downtown Design Guide Update to reflect shifts in existing conditions, visions, and administration since its original release in 2009.

Case No. CPC-2013-3169-CA – On May 8, 2014, the City Planning Commission approved the Ordinance adding or amending Sections 11.13, 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 16.05, and 16.11 of the Los Angeles Municipal Code to remove references to the Community Redevelopment Agency (CRA), which was dissolved on February 1, 2012.

Case No. CPC-2010-213-CA – On July 1, 2010, the City Planning Commission approved the Ordinance which modifies the authority and procedures for effectuating a Transfer of Floor Area Rights (TFAR) and makes other technical changes to reflect the expiration of the Amended Central Business District Redevelopment Project Area, transferring jurisdiction for administering TFAR in applicable non-redevelopment project areas in the Central City Community Plan Area from the Community Redevelopment Agency (CRA/LA) to the Department of City Planning.

Case No. CPC-2008-4502-GPA - On January 8, 2009, the City Planning Commission approved a General Plan Amendment to re-designate selected streets from Major and Secondary Highways to Modified Major and Secondary Highways, and revise Chapter V of the Central City Community Plan text to incorporate Downtown Design Guide, Urban Design Standards and Guidelines.

Case No. CPC-2005-1124-CA – On June 7, 2005, the City Planning Commission approved the Ordinance amending Section 16.05 of the Los Angeles Municipal Code requiring the conformance of residential projects to Streetscape and Design Guidelines once they have been approved by the City Planning Commission located in redevelopment project areas in the Central City Community Plan Area south of the 101 Freeway.

Case No. CPC-2005-1122-CA – On June 7, 2005, the City Planning Commission approved the Ordinance amending various sections of the Los Angeles Municipal Code instituting a floor area bonus for redevelopment project areas in the Central City Plan Area South of the 101 Freeway.

Case No. CPC-2002-1128-CA – On July 16, 2002, the City Planning Commission approved the Ordinance amending Sections 12.03, 12.22 A 23, 12.22 A 26, 12.24 X I, 12.95.3, 16.05, and 19.01 of the Los Angeles Municipal Code to expand the geographic coverage of the existing downtown adaptive reuse ordinance to include Chinatown, Lincoln Heights, the Hollywood community redevelopment project area, Central Avenue south of the Santa Monica Freeway and north of Vernon Avenue, and certain portions of the Wilshire Center/Koreatown community redevelopment project area.

Case No. CPC-1986-606-GPC - On December 20, 1988, the City Council adopted a Zone Change surrounding the subject property via Ordinance No. 164307, in conjunction with the General Plan Consistency Program for the Central City Community Plan. The permanent [D] Limitation restricts floor area ratio to 6:1, except for projects approved for Transfer of Floor Area of the Redevelopment Plan for the Central Business District Redevelopment project; projects approved for the rehabilitation, remodeling, or replacement of existing buildings; projects approved for a density variation of 50,000 SF or less; projects approved for a density variation of more than 50,000 SF prior to the effective date of the ordinance; and projects approved pursuant to any procedure to regulate transfers of floor area.

Case No. CPC-1985-342-ZC –

Ordinance No. 175,038- Effective February 9, 2003, the City Council approved an ordinance establishing a specific plan to be known as the Adaptive Reuse Incentive Areas Specific Plan for the areas of Chinatown, Lincoln Heights, the Hollywood Community Redevelopment Project Area, certain portions of the Wilshire Center/Koreatown Community Redevelopment Project Area, and Central Avenue south of Freeway Number 10 and north of Vernon Avenue.

Ordinance No. 164,307-SA555 – Effective January 30, 1989, the City Council adopted a Zone Change surrounding the subject property and established a permanent [D] Limitation on the subject property. See Case No. CPC-1986-606-GPC.

Ordinance No. 161,603 – Effective September 25, 1986, the City Council adopted a Zone Change on the subject property to [Q]C4-4D.

Ordinance No. 137,036 – On July 31, 1968, the City Council approved an amendment parking regulations for the Downtown Business District pursuant to LAMC Section 12.21(A)(4)(4.i).

Ordinance No. 135,901 – On January 19, 1968, the City Council approved an amendment to parking regulations for business, commercial or industrial buildings with a gross floor area of 7,500 square feet or more pursuant to LAMC Section 12.21(A)(4)(3.i).

Ordinance No. 129,944 – On April 29, 1965, the City Council approved an Ordinance amending Fire District No. 1 Boundaries pursuant to LAMC Section 1. Subsection (a) of Section 91.1601.

➤ **STREETS AND CIRCULATION**

- W. 3rd Street, adjoining the Property to the south, is a designated Modified Avenue III, dedicated to a 60-foot right-of-way in width, and improved with curb, gutter, and sidewalk. A Modified Avenue III requires a 70-foot right-of-way; therefore, a 5-foot dedication is anticipated on the W. 3rd Street frontage³.
- Spring Street, adjoining the Property to the west, is a designated Modified Avenue II, dedicated to an 80-foot right-of-way in width, and improved with curb, gutter, and sidewalk. A Modified Avenue II requires an 80-foot right-of-way; therefore, no further dedication is anticipated on the Spring Street frontage.
- Harlem Place, adjoining the Property to the east, is a designated public alley, dedicated to a 20-foot right-of-way in width, and fully improved to alley standards. Public alleys require a 20-foot right-of-way; therefore, no further dedication is anticipated on the Harlem Place frontage.

³ Per the recommendation of the Bureau of Engineering (BOE) and as documented in the enclosed Planning Case Referral From (PCRF) dated August 14, 2020 and assigned Reference Number 202000392.

➤ **PROJECT DESCRIPTION:**

The Applicant proposes to redevelop the Property with a new 15-story, 195-foot high a multifamily residential dwelling building having 331 dwelling units with 37, or 11% of the total units, reserved for Very Low Income households, and approximately 6,350 square feet of ground floor commercial uses. The total floor area of the building is approximately 220,160 square feet, with a Floor Area Ratio (FAR) of 8.0:1.

The ground floor features a lobby/reception area with access to the building's leasing office and mail room for residents with frontage along 3rd Street. Proposed retail and/or restaurant spaces are located with frontage along Spring Street. Building support spaces as well as the entrance to the subterranean parking area are located at this level with access from the alley along the rear property line, Harlem Place.

From the second floor and above, with modular residential dwelling units that form a "U" shape around an internal courtyard open to the sky. A courtyard with amenities including landscape and seating areas is located at the second floor level for building residents. The building also features a roof deck with substantial resident amenity spaces, including lounge areas, Fitness Room, and a pool and patio area, with additional common restrooms. The entire roof is designated for passive lounge activity. Parking is provided on one subterranean level, and bicycle parking is also provided at the ground floor for both long- and short-term bicycle parking.

UNIT DESCRIPTION

The proposed Project consists of a total of 331 residential dwelling units composed of the following: 266 one-bedroom units, ranging from approximately 422 to 650 square feet; and 65 two-bedroom units, ranging from approximately 840 to 870 square feet. Each unit is outfitted with a full bathroom, living room area, and kitchen. As noted above, the Project is a mixed-income housing development with 37 units (11% of the total number of units) restricted to Very Low Income households per a covenant for a period of 55 years monitored and regulated by the Los Angeles Housing and Community Investment Department, in accordance with the SB 1818 Density Bonus entitlement application.

PARKING

The Project includes a total of 37 automobile parking spaces for commercial uses, which is in excess of the zero spaces required for commercial uses less than 7,500 square feet for site within the Downtown Parking District. Subterranean parking is available from the alley, Harlem Place, and provided on one subterranean level.

Required bicycle parking is provided pursuant to the City's Bicycle Ordinance. Long-term bicycle parking is provided on the ground floor level, with short-term bicycle parking located in the public right-of-way on 3rd Street.

OPEN SPACE

The Project provides the required amount of 34,725 square feet of Open Space, 11,150 square feet of which is private Open Space, and 5,894 square feet of common Open Space is landscaped including areas at the second floor level courtyard as well as at the roof deck level. Additionally, street trees will be provided per Bureau of Engineering standards, and the perimeter parkway of the Property will be planted. The landscape design has been developed in a manner which includes a variety of drought-tolerant and native species appropriate for the Southern California climate. Private balconies are also provided at 223 of the 331 residential dwelling units.

In accordance with the spirit and intent of the Central City Community Plan, Downtown Design Guide, and Citywide Design Guidelines, the building provides a variety of architectural materials and building planes, with special attention to create a pedestrian-scaled project at the street level. The design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. Landscaping around the building will include a mix of ground cover and trees to complement the architecture. Plant material has been selected for temperature hardiness and low water use.

The building will be sustainably designed to meet and/or exceed all City of Los Angeles current building code and Title 24 requirements. As such, the project will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving/low flow fixtures, non-VOC paints/adhesives, drought tolerant planting, and high performance building envelopment.

The property has outstanding access to community resources, parks, entertainment and retail services, and public transportation. There are several bus routes, light-rail, and subway stations throughout Downtown LA. These transit opportunities provide connections to the greater Los Angeles area.

DENSITY BONUS – ADDITIONAL FINDINGS

Pursuant to LAMC Section 12.22 A 25 (c)(1) the Project qualifies as under SB 1818 as a Density Bonus Project if 11 % of the units allowed by-right are reserved for Very Low Income households, 20% of the units are reserved for Low Income households, or 3% of the units are reserved for Moderate Income households. The Project proposes to reserve 37 units, or 11% of the total units, for Very Low Income households and as such qualifies as a Density Bonus Project.

Additionally, as permitted by LAMC Section 12.22 A.25(g)(3), the Applicant is requesting one (1) on menu incentive, one (1) off menu incentive, and one (1) waiver of development standards that will facilitate the provision of affordable housing at the Property as follows: (a) an On-Menu Incentive for an increase of 35 percent in the allowable Floor Area Ratio for a total of 8.0:1 in lieu of the otherwise permitted 6:1 under the City Center Redevelopment Plan Area; (b) an Off-Menu Incentive for an increase in height to permit a maximum building height of 195 feet, exclusive of rooftop railings/guardrails, stair and elevator shafts, and/or other allowable roof projections, in lieu of the otherwise permitted 150 feet by Q Condition per Ordinance No. 164307-SA555; and, (c) a Waiver of Development Standards to eliminate the requirement of automobile parking for residential uses.

Pursuant to LAMC Section 12.22 A.25(e)(2), in order to be eligible for any incentives, a Housing Development Project shall comply with the following criteria:

1. *The Project complies with the following criteria required by Section 12.22.A.25(e)(2) of the LAMC for Housing Development Projects requesting on-menu incentives:*

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

The City of Los Angeles Residential Design Guidelines indicate that projects should alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.

As the Project abuts a public street on three of the four building elevations, the architecture has been articulated through the varied use of building materials, changes in plane and architectural detailing. The building is clad with a mix of concrete panel and aluminum storefront, accentuated with vertical perforated metal fins. The building footprint undulates along 3rd Street to incorporate planted pockets, and is setback from the property line along Spring Street where commercial tenant space is located to allow for indoor/outdoor activity (including the potential for seating, dining, shopping, etc.) with accented sidewalk and operable window wall along this elevation. Window openings and balconies punctuate the building's façade and activate the building's elevation at the upper floor levels.

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

As noted above, the Project abuts a public street on three of the four building elevations, at 3rd Street, Spring Street and Harlem Place. Entrances, windows and balconies are provided along the street facing elevations, and are with accentuated with architectural detailing including overhangs and perforated metal fins.

As previously described, the primary building entrance for public patrons is along Spring Street where commercial uses are located, and the lobby for building residents is oriented toward 3rd Street, with entrances from both 3rd and Spring, and includes a leasing office and mail area for residents. Long-term bicycle parking is located on the ground floor as well in the center of the building for both commercial and residential uses, and short-term bicycle parking is also located in the public right-of-way along 3rd Street adjacent to this entrance.

The vehicular entrance, as well as loading area, for the building and subterranean parking level is located at the rear of the property with access from Harlem Place.

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

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

D. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.07 of the LAMC.

The Project is *not* located on a substandard street or in a Hillside Area of Very High Fire Severity Zone.

Pursuant to Section 12.22 A.25(c) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:

1. The Incentives/Waivers are not necessary to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The proposed Project consists of a the construction, use and maintenance of a 15-story, 195-foot⁴ high a multifamily residential dwelling building having 331 dwelling units with 37, or 11% of the total units, reserved for Very Low Income households, and approximately 6,350 square feet of ground floor commercial uses. The total floor area of the building is approximately 220,160 square feet, with a Floor Area Ratio (FAR) of 8.0:1. The Applicant is requesting a density bonus approval pursuant to LAMC 12.22 A.25 including an on menu incentive for an

⁴ Exclusive of rooftop railings/guardrails, stair and elevator shafts and/or allowable roof projections.

increase in the allowable FAR, and off menu incentive for an increase in the allowable height, and a Waiver of Development Standards for automobile parking requirements.

- **On-Menu Incentive – Floor Area Ratio (FAR).** The subject request is for an increase of 35 percent in the allowable Floor Area Ratio for a total of 8.0:1 in lieu of the otherwise permitted 6:1 under the City Center Redevelopment Plan Area. This Height District also typically permits a 13:1 Floor Area Ratio (FAR) but the “D” limitation that is attached to the zoning restricts the FAR to 6:1. Granting the subject request for the increase in FAR will allow for the provision of additional market-rate units, which will offset the cost of the inclusion of restricted affordable units. Additionally, the increase in allowable Floor Area would allow for the construction of units varying sizes, thus more marketable to a wider population. Without the increase, the FAR restriction would limit the Project and prohibit the Applicant from providing a mixed-income housing project.
- **Off-Menu Incentive – Height.** The subject request is for an Off-Menu Incentive for an increase in height to permit a maximum building height of 195 feet, exclusive of rooftop railings/guardrails, stair and elevator shafts, and/or other allowable roof projections, in lieu of the otherwise permitted 150 feet by the site’s Q Condition per Ordinance No. 164307-SA555. The Project Site is located in Height District 4 which in the C zone typically permits unlimited building height, however, the Q Condition limits the height to 150 feet. Building heights within the vicinity of the subject property range from 5 and 6 stories to 16 stories – for example, the California Secretary of State Building (300 S. Spring Street) – immediately south of the site. Granting the subject request for the increase in height will allow for an expanded building envelope, and the provision of additional market-rate units, which will offset the cost of the inclusion of restricted affordable units. Additionally, the increase in height would allow for design efficiencies in the placement of corridors, vertical circulation elements and amenities, which would be a shared cost for the development of the project. Without the increase, the height limitation would limit the Project and prohibit the Applicant from providing a mixed-income housing project.
- **Waiver of Development Standard – Parking Requirement.** The subject request is to waive the requirement for automobile parking for residential uses. As previously noted, the Project includes a total of 37 automobile parking spaces for commercial uses, which is in excess of the zero spaces required for commercial uses less than 7,500 square feet for site within the Downtown Parking District. The Project Site qualifies as a TOC Tier 4 site, for which a TOC Eligible Housing Development would require zero automobile parking for residential uses. Additionally, the Project site is well-served by public transit including Metro Local Bus Lines 40, 45, 83, and the 92 within 500 feet of the property. The site is also located approximately 1,500 feet from Pershing Square Station, where both the Metro B Line (Red) and Metro D Line (Purple) are available, and less than half a mile from Union Station at the intersection of North Alameda Street and East Cesar E Chavez Avenue. In the absence of this request, the additional area required to be utilized for automobile parking would decrease the number of dwelling units as well as increase the cost of the project, whether provided on additional subterranean levels or above grade, and would prohibit the applicant from such a mixed-income housing project with amenities as proposed.

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

The Project proposes a 331-unit, mixed-income and mixed-use development within a developed, urban area along a commercial corridor improved with a mix of commercial and residential buildings proximate to public transit. The Project does not involve a structure on the California Register of Historical Resources or a contributing structure in a Historic Preservation Overlay Zone or on the City of Los Angeles list of Historic-Cultural Monuments. The Project does not involve the demolition of a historic structure that was placed on a national, state, or local historic register prior to the submission of the application. Therefore, there is no substantial evidence that the requested incentives and waiver of development standards will have a specific adverse impact on public health and safety.

- 3. *The incentives/waiver(s) or reduction(s) of development standard(s) are contrary to state or Federal law.***

The requested incentives and waiver of development standards are solely related to the modification of required height, area, and density standards. These modifications are within purview of local and state density bonus law. There is no substantial evidence to show that the proposed incentives or waivers are contrary to state or federal law.

SITE PLAN REVIEW – ADDITIONAL FINDINGS

Pursuant to LAMC Section 16.05, a project which creates 50 or more dwelling units requires Site Plan Review. In granting an approval, the Director, or the Area Planning Commission on appeal, shall find:

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

The Project is in substantial conformance with the General Plan and Central City Community Plan, and is complementary to certain policies and objectives therein, as follows:

The General Plan Framework is a guide for the development of the City through its purposes, policies and programs, which are implemented through geographic Community Plans and, further, Specific Plans. The General Plan seeks to ensure public safety and well-being, and promote compatibility of use and design.

Framework Element - Land Use (General Plan Framework, Chapter 3, Land Use Goals, Objectives, and Policies – Distribution of Land Use)

Chapter III – the Land Use Element of the General Plan (“Plan”) promotes primary objectives to support the viability of the City’s residential neighborhoods, commercial and industrial districts, and encourage sustainable growth in appropriate locations. With the addition of affordable housing in the South Los Angeles community, the Project meets the following goals, objective and policies identified in the Land Use Element of the Plan:

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

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

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

Policy 3.2.3 *Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.*

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

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

GOAL 3G. *A Downtown Center as the primary economic, governmental, and social focal point of the region with an enhanced residential community.*

Objective 3.11. *Provide for the continuation and expansion of government, business, cultural, entertainment, visitor-serving, housing, industries, transportation, supporting uses, and similar functions at a scale and intensity that distinguishes and uniquely identifies the Downtown Center.*

The proposed Project will redevelop a surface parking lot with a 15-story, mixed-use building consisting of 331 residential dwelling units, 37 of which (11% of the total units) reserved for Very Low Income households, with 6,350 square feet of ground floor commercial space for retail and/or restaurant uses. The total floor area of the building is approximately 220,160 square feet, with a Floor Area Ratio (FAR) of 8.0:1. The location of the Project Site will support the reduction of vehicle trips, vehicle miles traveled and air pollution by concentrating opportunities for residents, employees and visitors within Downtown.

The project site is surrounded by complementary residential and commercial uses, and is of a compatible size and scale with the adjacent development landscape. The building's mixture of height, material, and articulated massing will integrate the project with the surrounding uses and context. The Project will enhance the intersection of 3rd and Spring Streets, activate street presence, and provide a mixed-income housing project, which will in turn support surrounding commercial and residential uses. Therefore, the Project is consistent with these goals and objectives for the city's Downtown Center.

The proposed Project supports the goals, objectives and policy of the Land Use Element of the General Plan by providing affordable housing within a neighborhood-serving commercial district proximate to a variety of neighborhood-serving commercial uses, including being located proximate to public transit on an underutilized site.

Framework Element - Housing (General Plan Framework, Chapter 4, Housing Goals, Objectives, and Policies)

GOAL 4A. *An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.*

Objective 4.2. *Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.*

As noted above, the Project addresses the need for housing by providing mixed-income housing development consisting of 331 residential dwelling units, 37 (11% of the total number of units) of which are restricted to Very Low Income households. The Project will help to alleviate the current housing crisis in Los Angeles and will address the critical demand for affordable housing in the City by providing a mixed-income housing project proximate to transit.

HOUSING ELEMENT (Chapter 6 Housing Element of the General Plan – Housing Goals, Objectives, Policies, and Programs)

The Housing Element The Housing Element 2013-2021 was adopted on December 3, 2013 and identifies the City's housing conditions and needs, and establishes the goals, objectives and policies that are the foundation of the City's housing and growth strategy. The proposed Project is consistent with the following goals, objectives and policies of the Housing Element as described below:

GOAL 1. *A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.*

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

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

Policy 1.1.4. *Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.*

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

Policy 1.3.5. *Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs,*

according to the policies and objectives of the City's Framework Element of the General Plan.

GOAL 2. *A City in which housing helps to create safe, livable and sustainable neighborhoods.*

Objective 2.1. *Promote safety and health within neighborhoods.*

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

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

Objective 2.4. *Promote livable neighborhoods with a mix of housing types, quality design and scale and character that respects unique residential neighborhoods in the City.*

Policy 2.4.2. *Develop and implement design standards that promote quality residential development.*

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

Policy 2.5.1. *Target housing resources, policies and incentives to include affordable housing in residential development, particularly in mixed use development, Transit Oriented Districts and designated Centers.*

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

The proposed Project supports the goals, objectives and policy of the Housing Element of the General Plan by providing affordable housing within a neighborhood-serving commercial district proximate to a variety of neighborhood-serving commercial and public facility uses, including being located proximate to public transit on an underutilized site.

The Project will increase safety in the area by providing more natural surveillance and eyes on the street consistent with the City of Los Angeles Citywide Design Guidelines as well as the Crime Prevention Through Environmental Design "Design Out Crime" Guidelines. The simple act of replacing an underutilized corner lot with an activated use improves the safety of the neighborhood. Locating the Project on this site facilitates residents' interaction with the community, brings more people onto the street, provides mixed-use income housing options for the City's population, and increases public safety in the area.

The building's mixture of height, material, and articulated massing will integrate the project with the surrounding uses and context. The Project will enhance the intersection of 3rd and Spring Streets, activate street presence, and provide a mixed-income housing project, which will in turn support surrounding commercial and residential uses.

MOBILITY PLAN 2035

The purpose of the Mobility Plan is “to present a guide to further development of a citywide transportation system which provides for the efficient movement of people and goods”, and “provides goals, objectives, policies and programs to continually meet the changing mobility, air quality and health challenges faced by the City.” Of note, “The Plan recognizes the contribution of a proper juxtaposition of land uses to the reduction of vehicle trips. Locating uses that better serves the needs of the population closer to where they work and live reduces the number and distance of vehicle trips and decreases the amount of pollution from mobile sources.”

The Project site is well-served by public transit. The site is designated TOC Tier 4, and served by the Metro Local Bus Lines 40, 45, 83, and the 92 within 500 feet of the property. The site is also located approximately 1,500 feet from Pershing Square Station, where both the Metro B Line (Red) and Metro D Line (Purple) are available, and less than half a mile from Union Station at the intersection of North Alameda Street and East Cesar E Chavez Avenue.

Central City Community Plan

Per the Community Plan, “The continued economic and social viability of Central City depends on the contributions of a stable population and vibrant, cohesive neighborhoods. Therefore, a primary objective of the Central City Plan is to facilitate the expansion of housing choices in order to attract new and economically and ethnically diverse households.”⁵ Additionally, the Community Plan notes, “Central City has a vibrant commercial sector. Due to the natural access and function of a downtown, a significant portion of commercially zoned land is zoned as regional center commercial.”⁶ As such, the proposed Project is consistent with the following goals, objectives, and policies of the Community Plan:

Objective 1-2 To increase the range of housing choices available to Downtown employees and residents.

Objective 1-3 To foster residential development which can accommodate a full range of incomes.

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

Objective 2-4 To encourage a mix of uses which create an active, 24-hour downtown environment for current residents and which would also foster increased tourism.

Consistent with the Goal and Policies noted above, the Project proposes to develop a mixed-income housing development, with 331 residential dwelling units having a variety of unit sizes to meet the diverse economic and physical needs and overall demand for the projected

⁵ Page III-1 of the Central City Community Plan

⁶ Page III-4 of the Central City Community Plan

increased population in the Community Plan area. As discussed above, the Project will help to alleviate the current housing crisis in Los Angeles and will address the critical demand for affordable housing in the City without displacing existing residential tenants.

The Project has been carefully designed to reflect the aesthetic of the area, and the Project's height, scale and massing will be compatible with surrounding existing development. The development encompasses a corner site incorporating internal common Open Space for residents to gather and recreate, as well as space at the roof deck level. The street frontage of the Project is articulated at a pedestrian scale, including a prominent corner entrance for the commercial use of the Project and separate entrance designated for residents in a manner compatible with surrounding development, circulation and access. This attention to building and site design will ensure the Project's compatibility with surrounding development.

The Project will help reduce reliance on the demand for automobile vehicles and will reduce the number of trips to and from the site due to its location in proximity to neighborhood-serving amenities, employment opportunities and public transit options.

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

The Project consists of a 15-story, 195-foot high a multifamily residential dwelling building having 331 dwelling units with 37, or 11% of the total units, reserved for Very Low Income households, and approximately 6,350 square feet of ground floor commercial uses. The total floor area of the building is approximately 220,160 square feet, with a Floor Area Ratio (FAR) of 8.0:1.

The proposed building design for the Project (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, will be consistent and compatible with existing and future development on the neighboring properties. Additionally, the Project has been designed in compliance with the City's recently adopted Citywide Design Guidelines.

Height and Bulk

The scale, massing and location of the Project will respond to the unique shape of the site and the surrounding urban context. As previously noted, the Project occupies a corner site located at the intersections of 3rd and Spring Streets with an alley, Harlem Place, along the southwest property line, and is comprised of a 15-story building to a maximum building height of 195 feet (exclusive of rooftop railings/guardrails, stair and elevator shafts and/or allowable roof projections), over one level of subterranean parking. The proposed building's mixture of height, material and color will create articulation and visual interest that is appropriately scaled to a downtown, transit-rich neighborhood with a mix of uses. The Project's footprint lines the perimeter of the Property activating the street frontages which buffers the internal open space

available to residents and conceals the Project's service uses, with access to below-grade parking from the alley.

Setbacks

No setbacks are required with the Greater Downtown Housing Incentive Area (GDHIA), however, the proposed building is compliant with the Downtown Design guidelines (DDGs), and is setback from the property where applicable to activate the street frontage and provide for design and visual interest.

Lighting

All pedestrian walkways and parking entrances will be illuminated with ambient night lighting for safety and access. Lighting will complement and highlight the architectural details, while being shielded from the adjacent residences. As the majority of the common open space is located at the interior of the site, residents may utilize these common spaces after typical daytime hours without disturbing nearby residences or other uses. All on-site common open space lighting will be oriented inward, while ambient lighting will gently illuminate spaces along the street.

Landscaping

As noted above, the Project provides the required amount of 34,725 square feet of Open Space, 11,150 square feet of which is private Open Space, and 5,894 square feet of common Open Space will be landscape including areas at the second floor level courtyard as well as at the roof deck level. Additionally, street trees will be provided per Bureau of Engineering standards, and the perimeter parkway of the Property will be planted as well. The landscape design has been developed in a manner which includes a variety of drought-tolerant and native species appropriate for the Southern California climate.

Off Street Parking

As noted above, the Project includes a total of 37 automobile parking spaces for commercial uses, which is in excess of the zero spaces required for commercial uses less than 7,500 square feet for site within the Downtown Parking District. Subterranean parking is available from the alley, Harlem Place, and provided on one subterranean level.

Required bicycle parking is provided pursuant to the City's Bicycle Ordinance. Long-term bicycle parking is provided on the ground floor level, with short-term bicycle parking located in the public right-of-way on 3rd Street.

Trash Collection

A centralized trash and recycling chute is provided at each floor level for residents, and a dedicated, secure trash and recycling room is located at the interior on the ground floor level of the building.

Thus, the Project consists of an arrangement of buildings and structures and other such pertinent improvements that will be compatible with existing and future development on adjacent properties and neighboring properties.

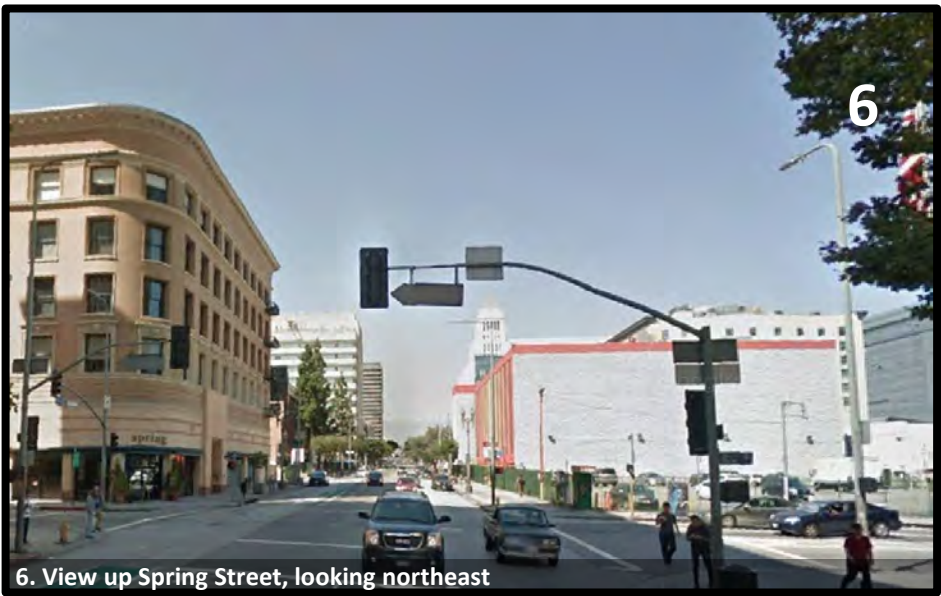
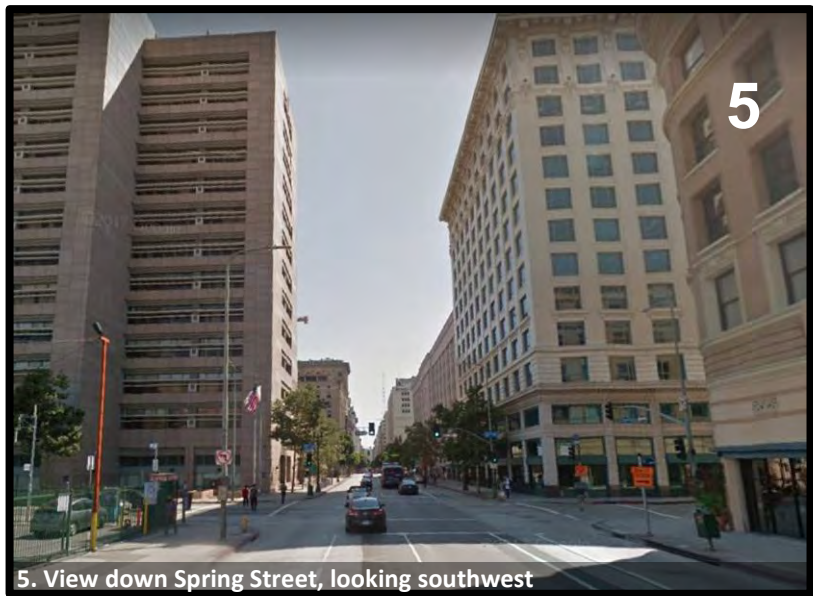
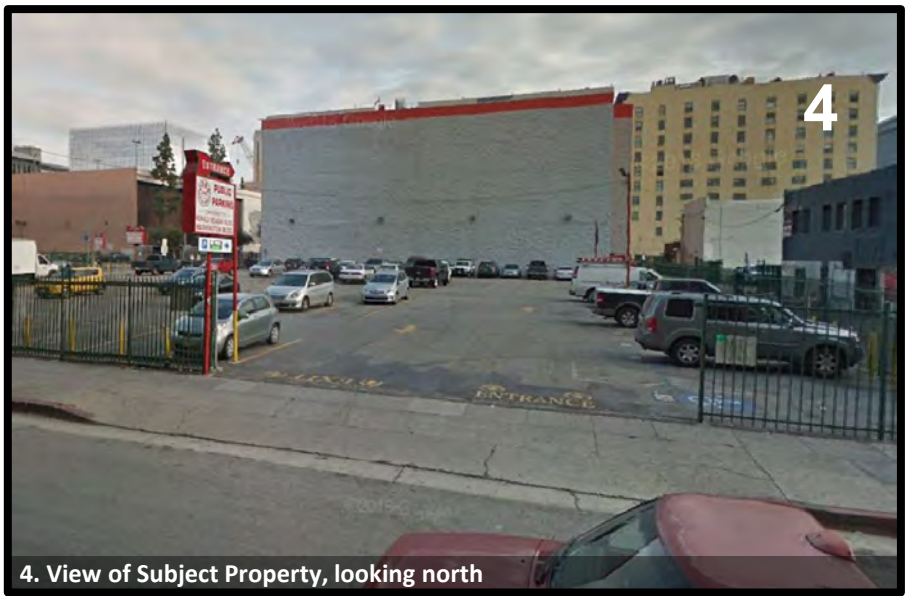
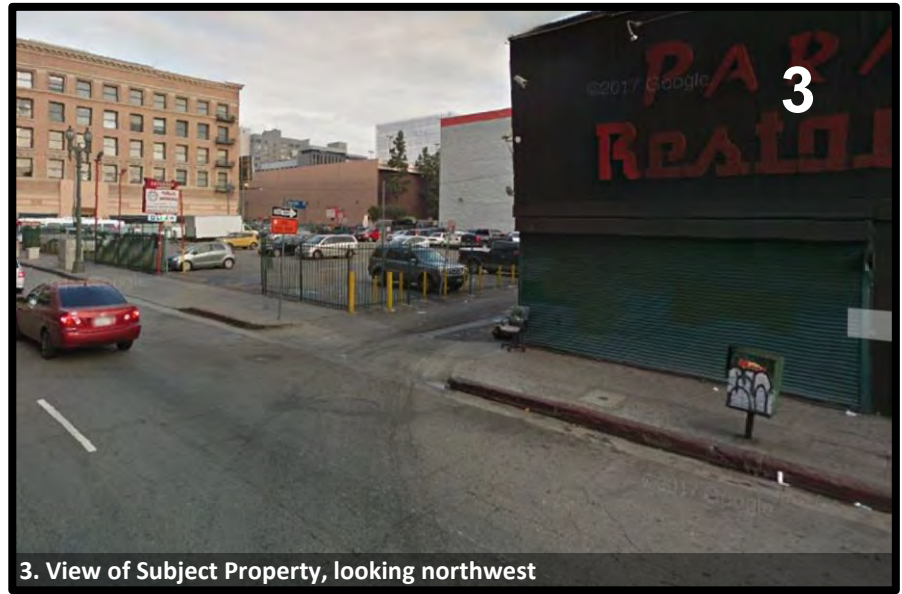
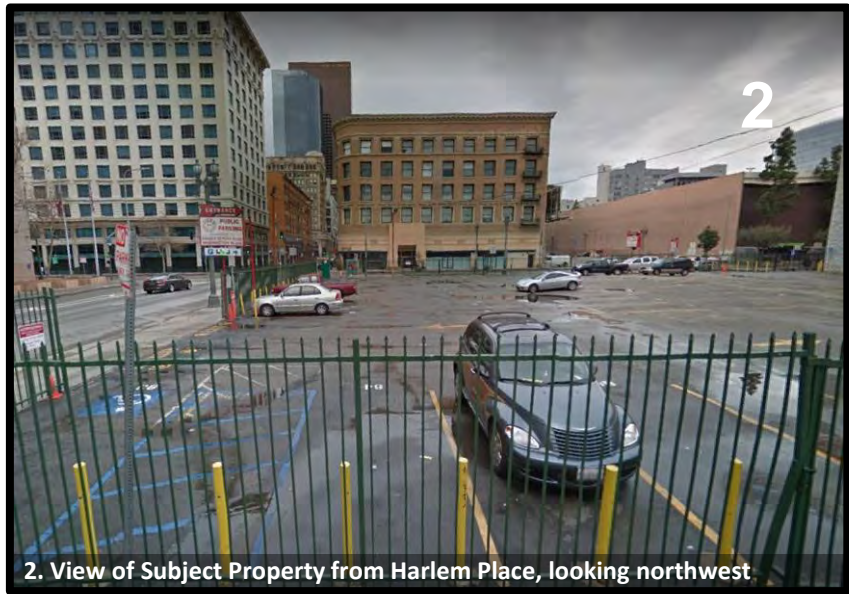
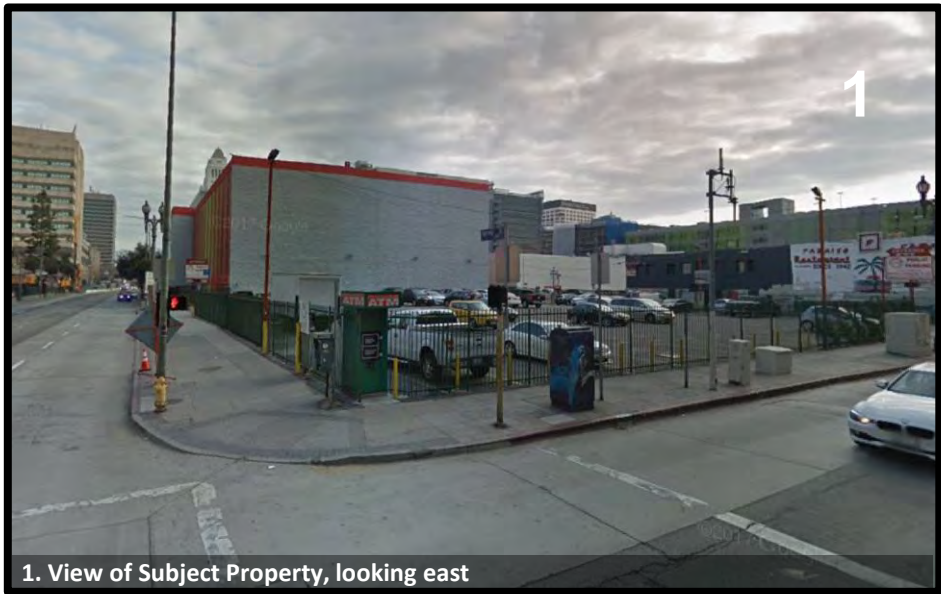
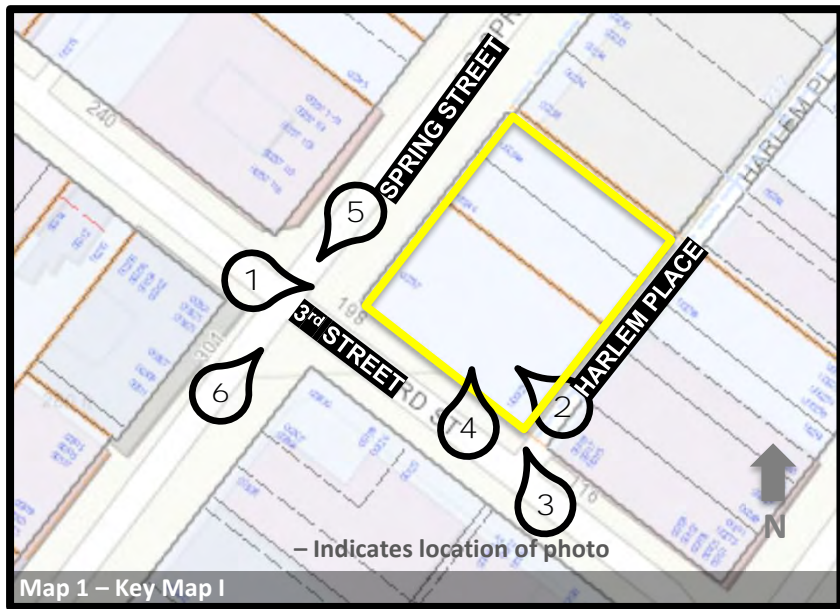
3. *That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.*

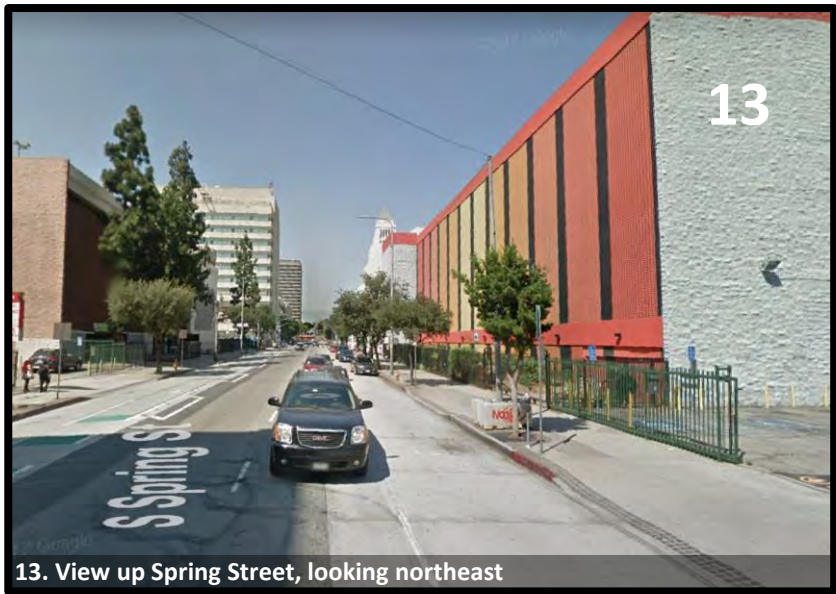
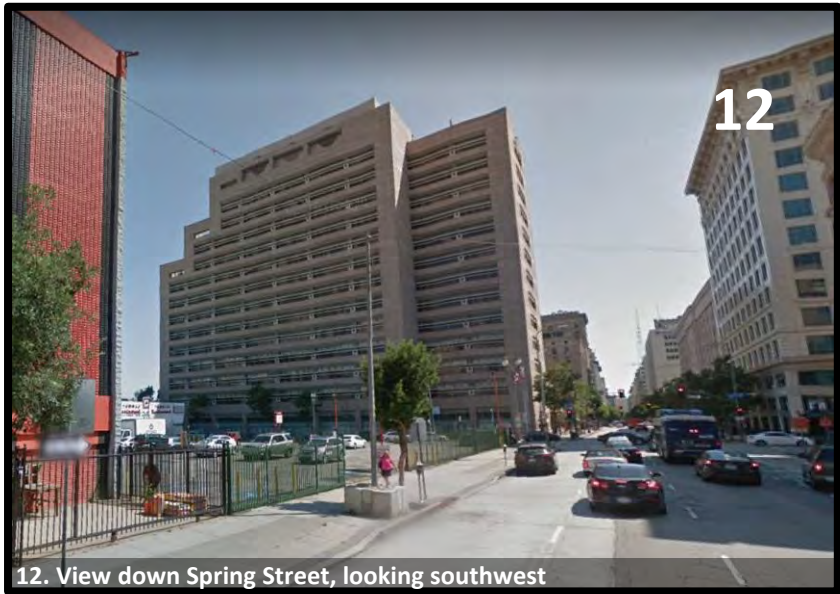
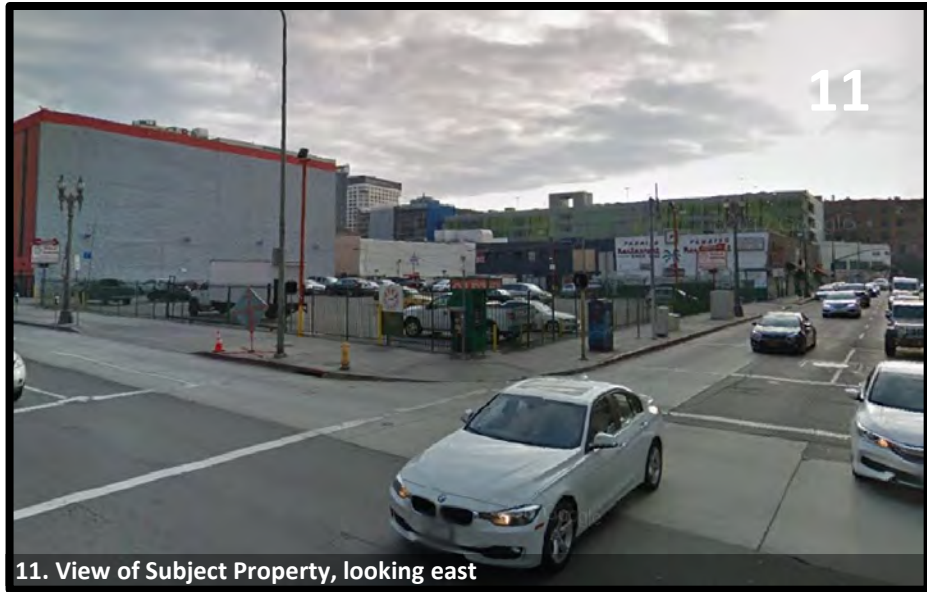
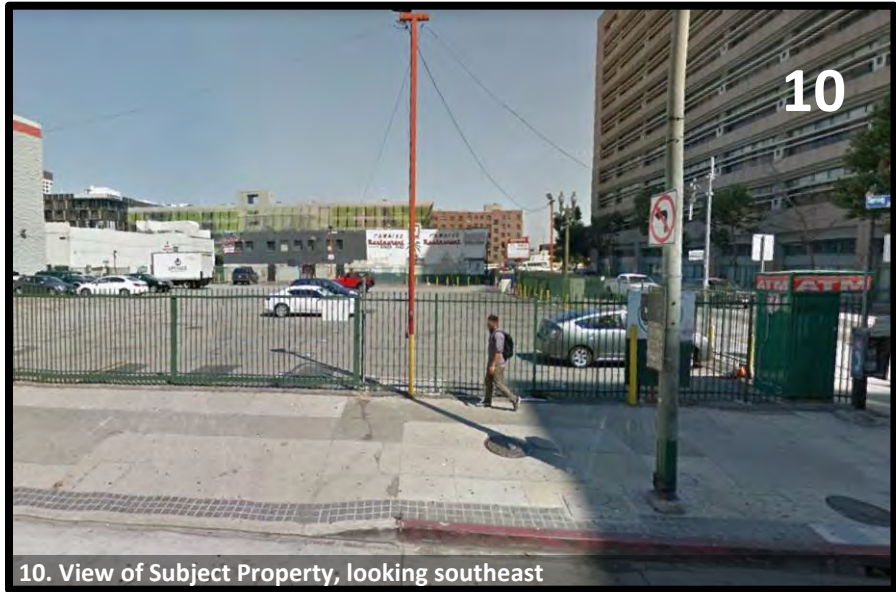
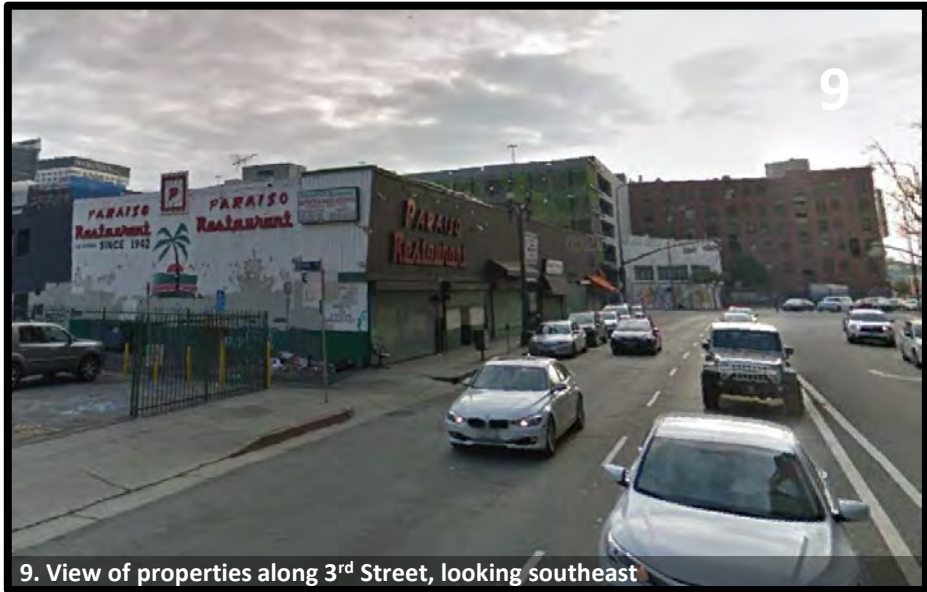
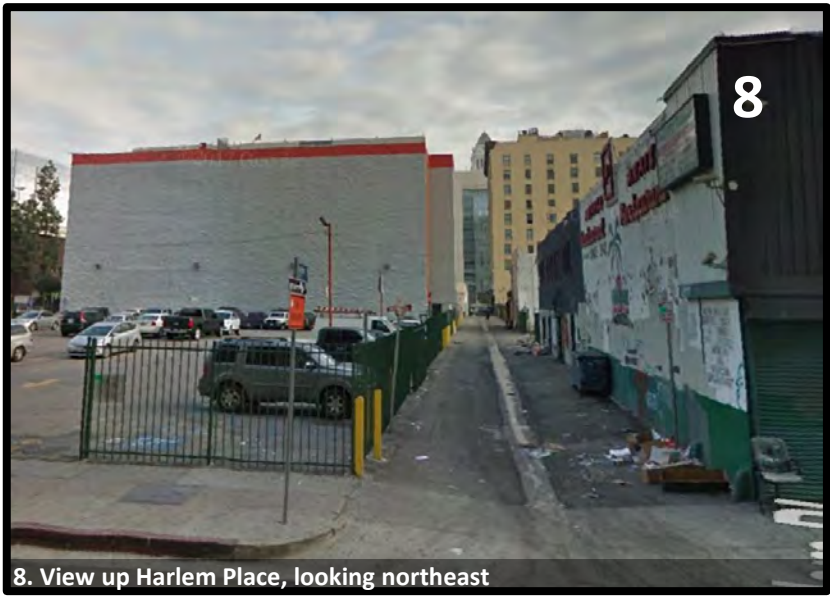
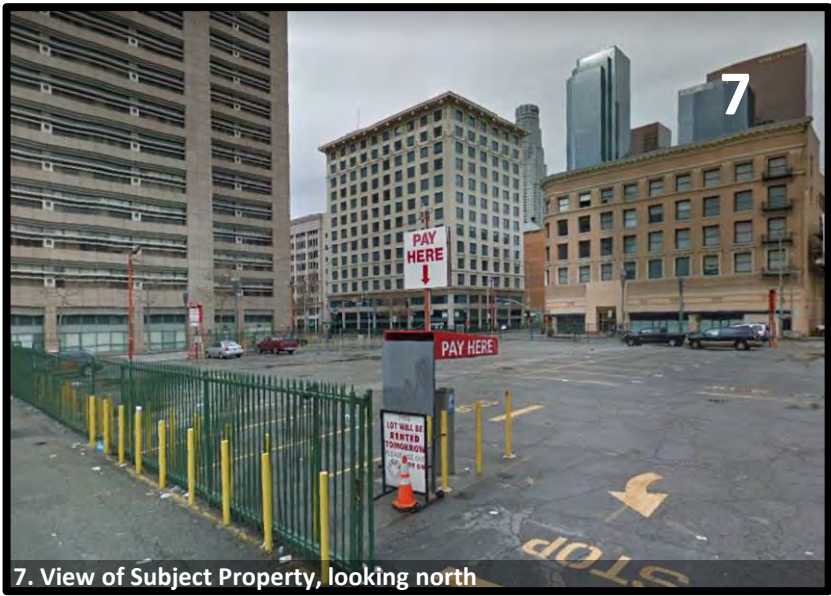
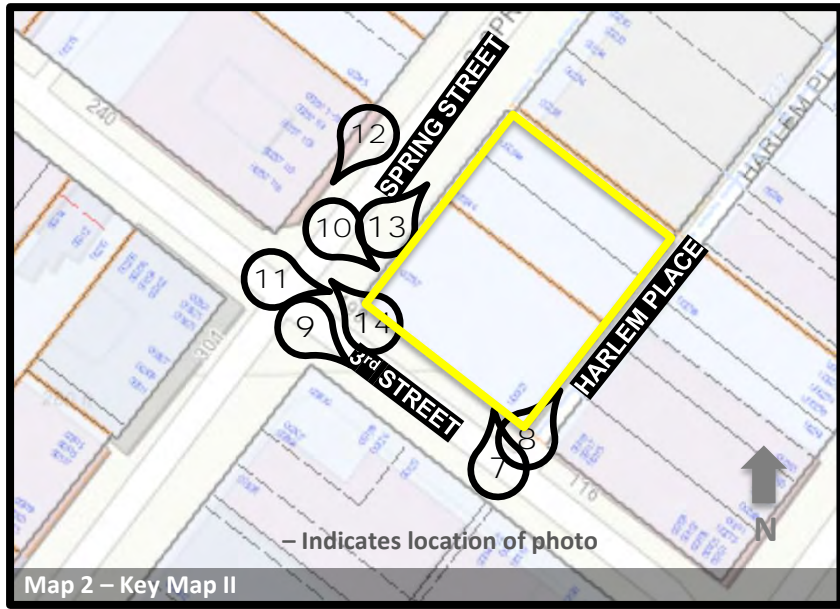
As described in detail below, the Project provides both recreational and service amenities which improve habitability for residents while minimizing impacts on neighboring properties.

From the second floor and above, with modular residential dwelling units that form a “U” shape around an internal courtyard open to the sky. A courtyard with amenities including landscape and seating areas is located at the second floor level for building residents. The building also features a roof deck with substantial resident amenity spaces, including lounge areas, Fitness Room, and a pool and patio area, with additional common restrooms. The entire roof is designated for passive lounge activity.

Additionally, as demonstrated on the Project’s landscape plan, the Project provides substantial greenery and on-site as well as street trees to provide shading and privacy, and to improve habitability for residents.

###







2/17/2021 2:47:36 PM BM 360/096.5351.005 - Relevant Group 123 West 3rd Street Los Angeles, California 90071 123 West 3rd St



1. VIEW FROM SOUTHEAST (E. 3RD STREET)



2. VIEW FROM WEST (E. 3RD STREET)



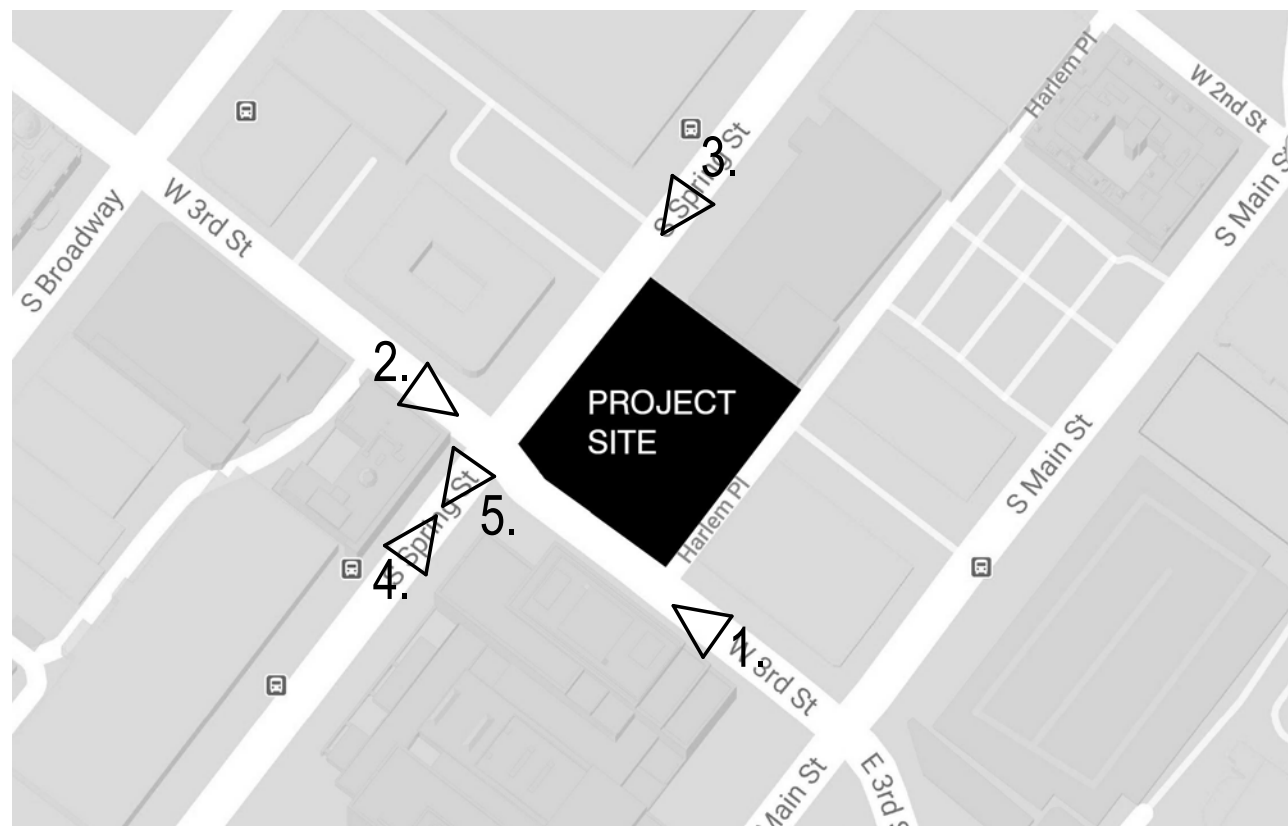
3. VIEW FROM NORTHWEST (SPRING STREET)



4. VIEW FROM SOUTHWEST (SPRING STREET)



5. VIEW TO SOUTHWEST (SPRING STREET)



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United States

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Fax 213.327.3601

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121 W Third Street

Project Number
005.2878.000

Description
EXISTING SITE PHOTOS

Scale
NOT TO SCALE

A0.30

2/17/2021 2:47:54 PM BM 360/096.535.005 - Relevant Group 121 West 3rd Street Los Angeles Architecture - 096.535.005 121 West 3rd.rvt



SOUTH WEST STREET VIEW



NORTH WEST STREET VIEW



SOUTH EAST STREET VIEW



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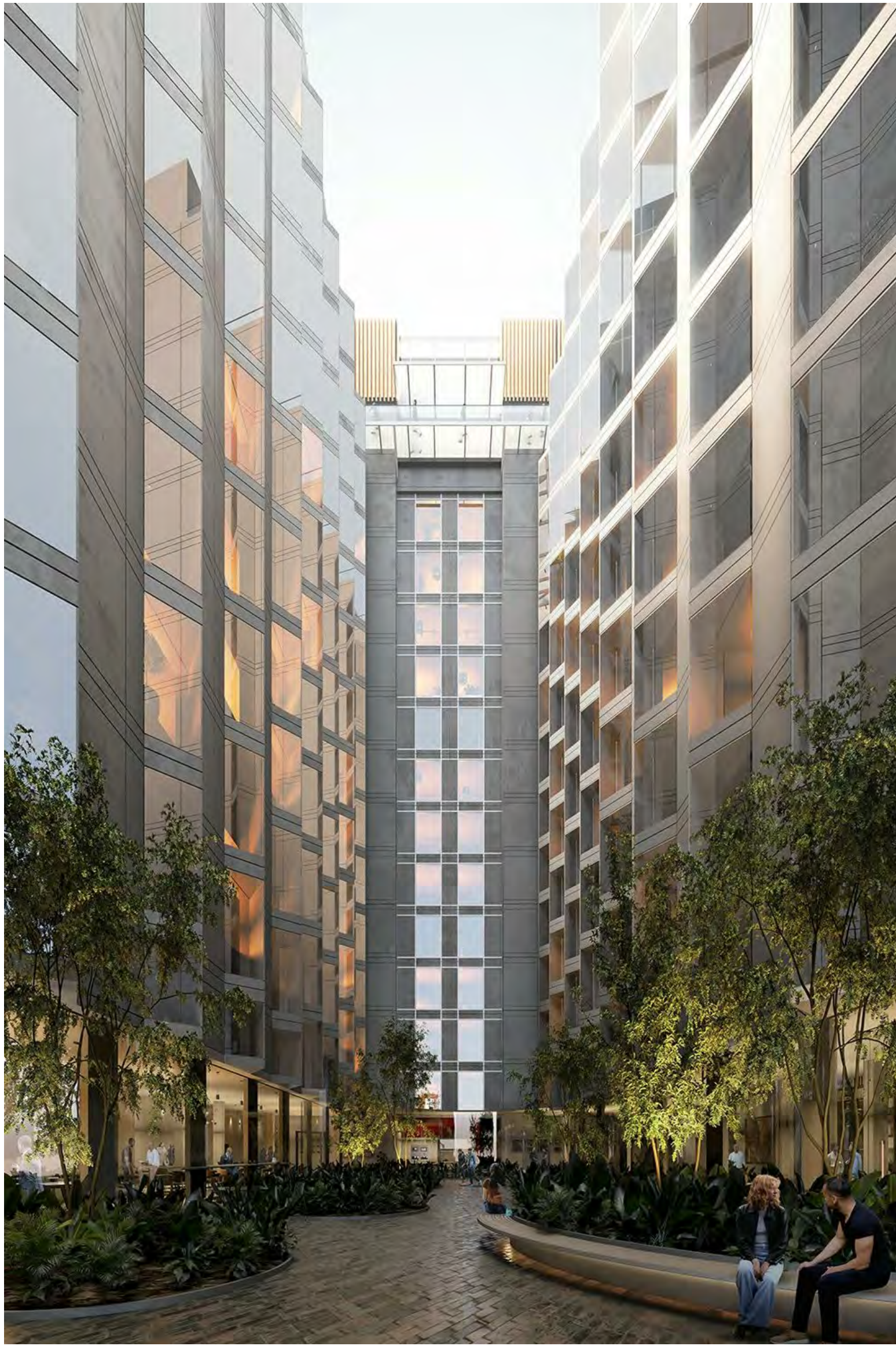
RENDERINGS

Scale

NOT TO SCALE

A0.50

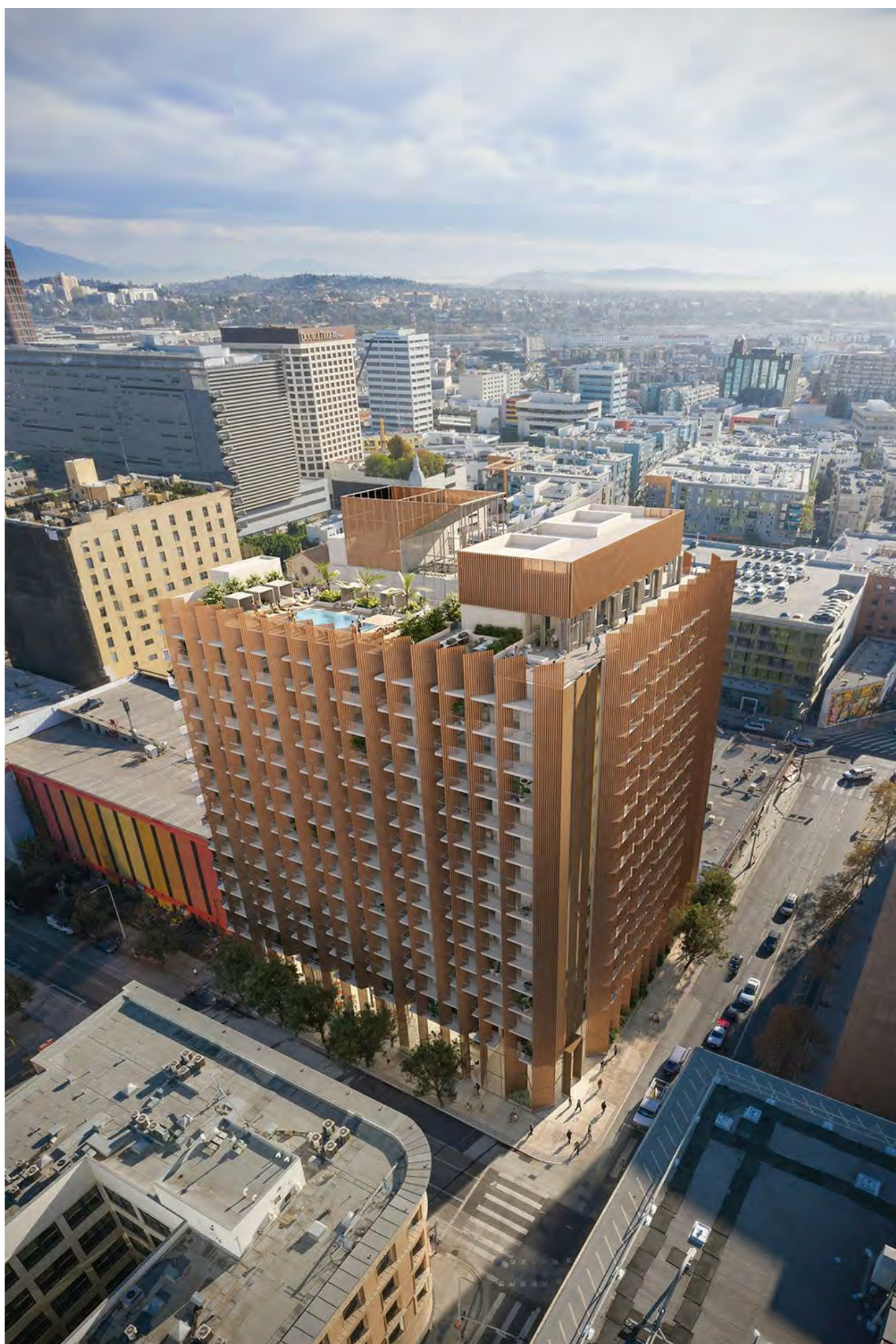
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COURTYARD VIEW



ROOFDECK AERIAL VIEW



SOUTH WEST AERIAL VIEW

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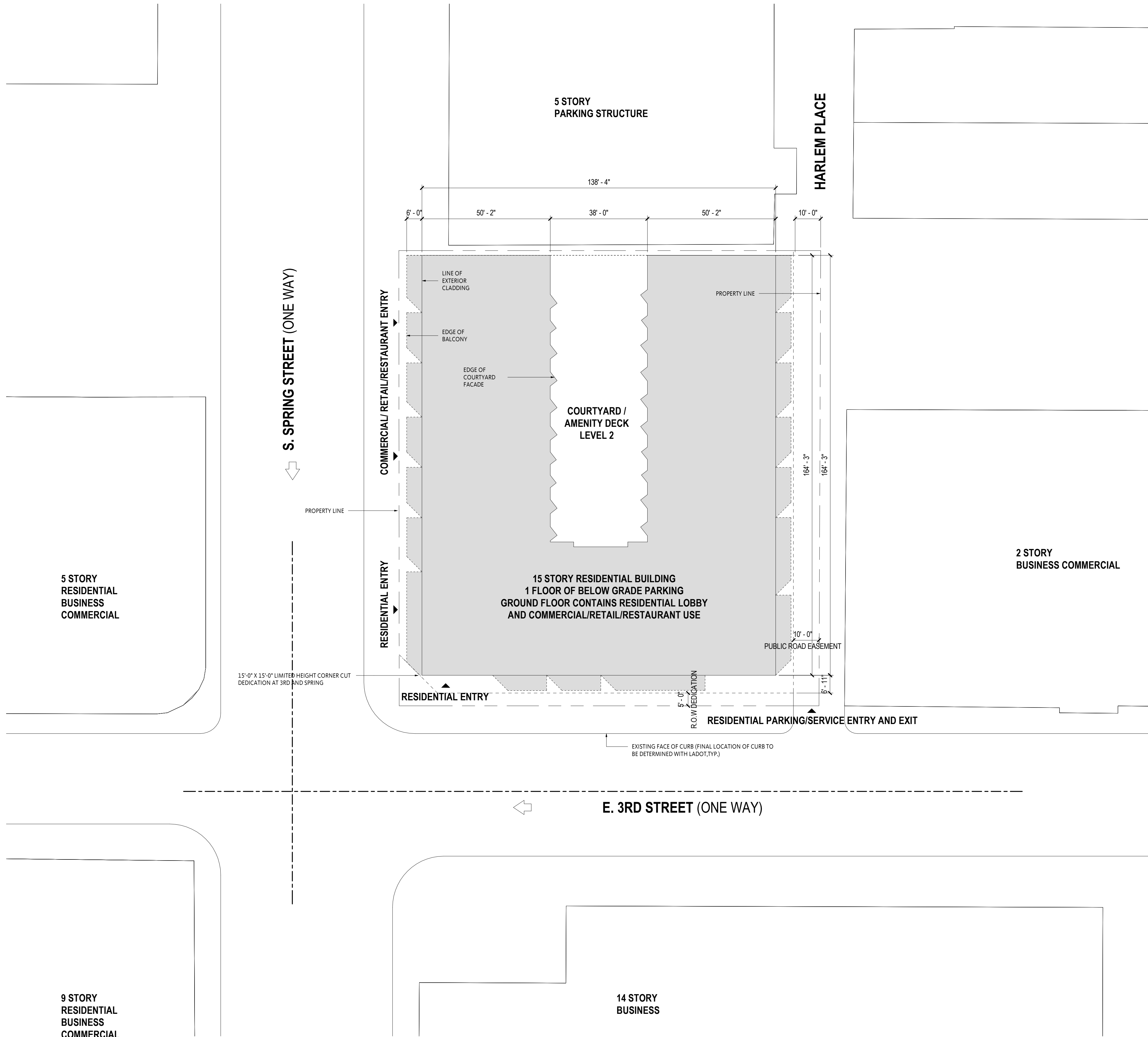
Project Number
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Description
RENDERINGS

Scale
NOT TO SCALE

A0.51

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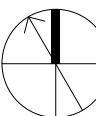
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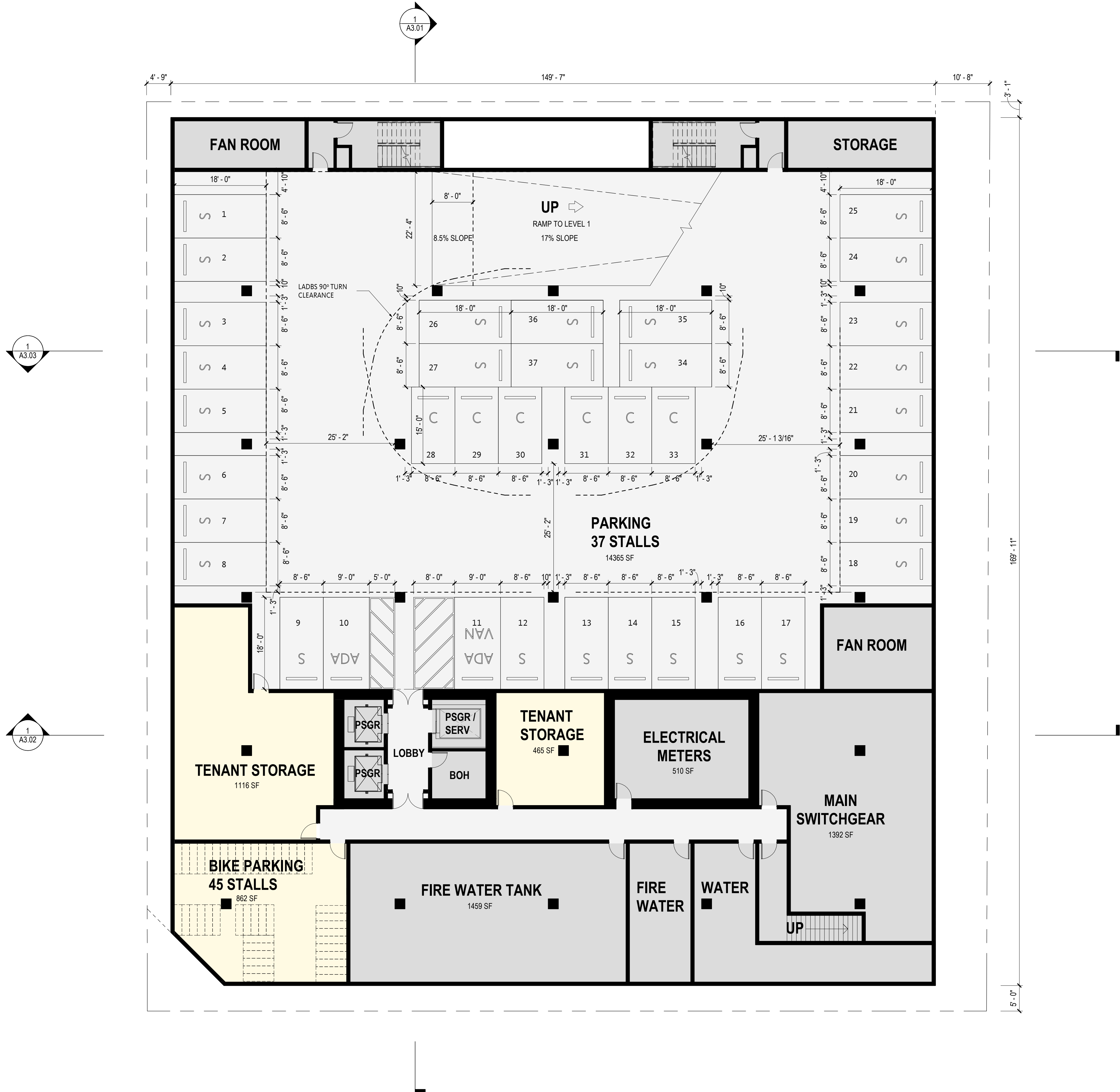
Project Name	121 W Third Street
Project Number	005.2878.000
Description	SITE PLAN

Scale
1" = 20'-0"



A1.01

3/23/2021 9:47:15 AM BM 360/096.5351.005 - Relevant Group 123 West 3rd Street Los Angeles - 096.5351.005_123 West 3rd.rvt



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121 W Third Street

Project Number

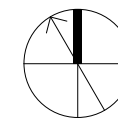
005.2878.000

Description

FLOOR PLAN - BASEMENT 01

Scale

3/32" = 1'-0"



A2.01

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121 W Third Street

Project Number
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Description
FLOOR PLAN - LEVEL 01

Scale
3/32" = 1'-0"

A2.02



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Description
FLOOR PLAN - LEVEL 02

Scale
3/32" = 1'-0"

A2.03



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Project Number

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Description

FLOOR PLAN - LEVEL 03

Scale

3/32" = 1'-0"

A2.04



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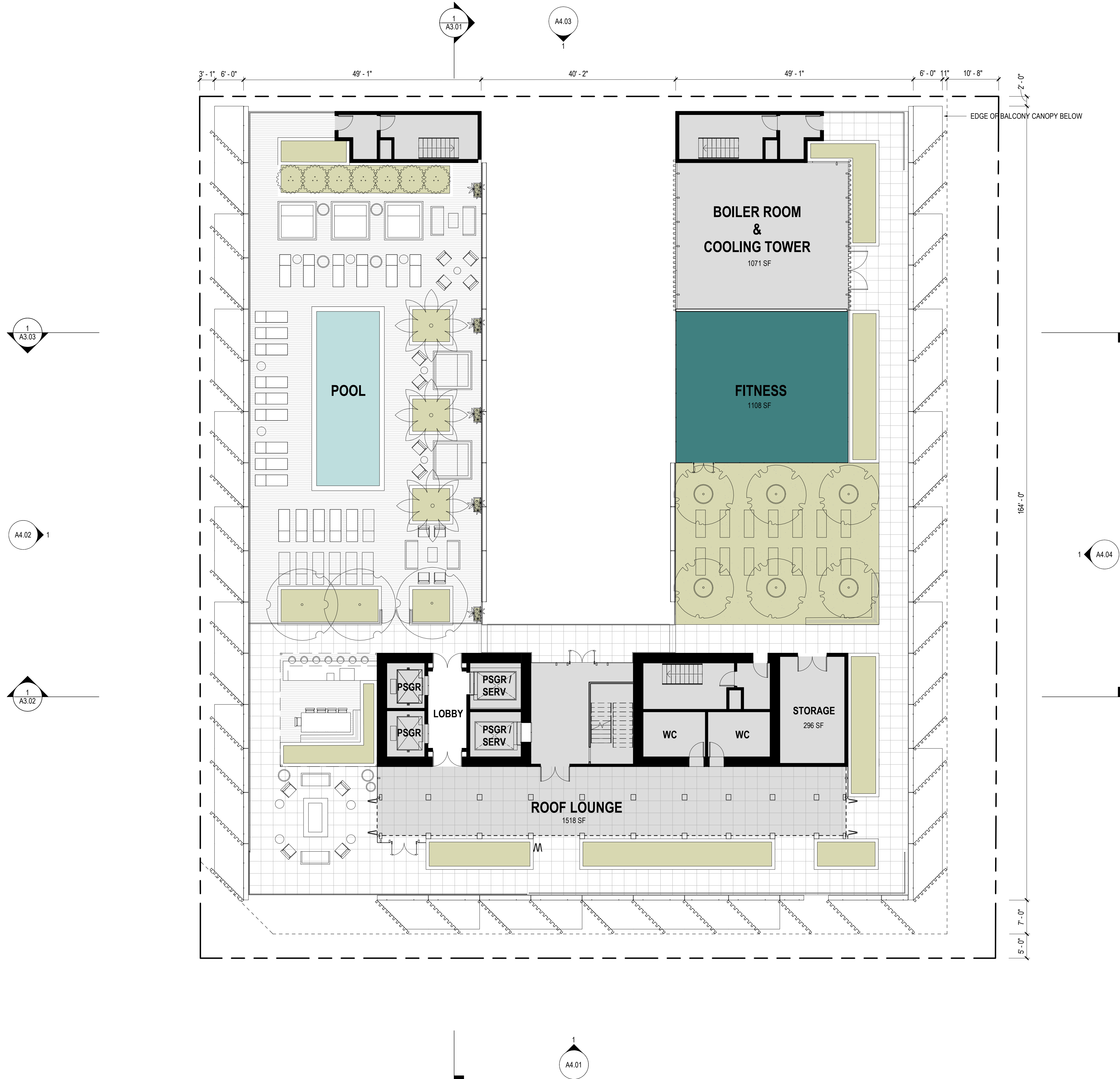
Project Number
005.2878.000

Description
FLOOR PLAN - LEVELS 04 - 14

Scale
3/32" = 1'-0"

A2.05

2/17/2021 2:46:04 PM BIM 360//096.5351.005 - Relevant Group 123 West 3rd Street Los Angeles Architecture - 096.5351.005_123 West 3rd.rvt



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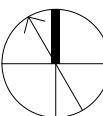
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CONSTRUCTION

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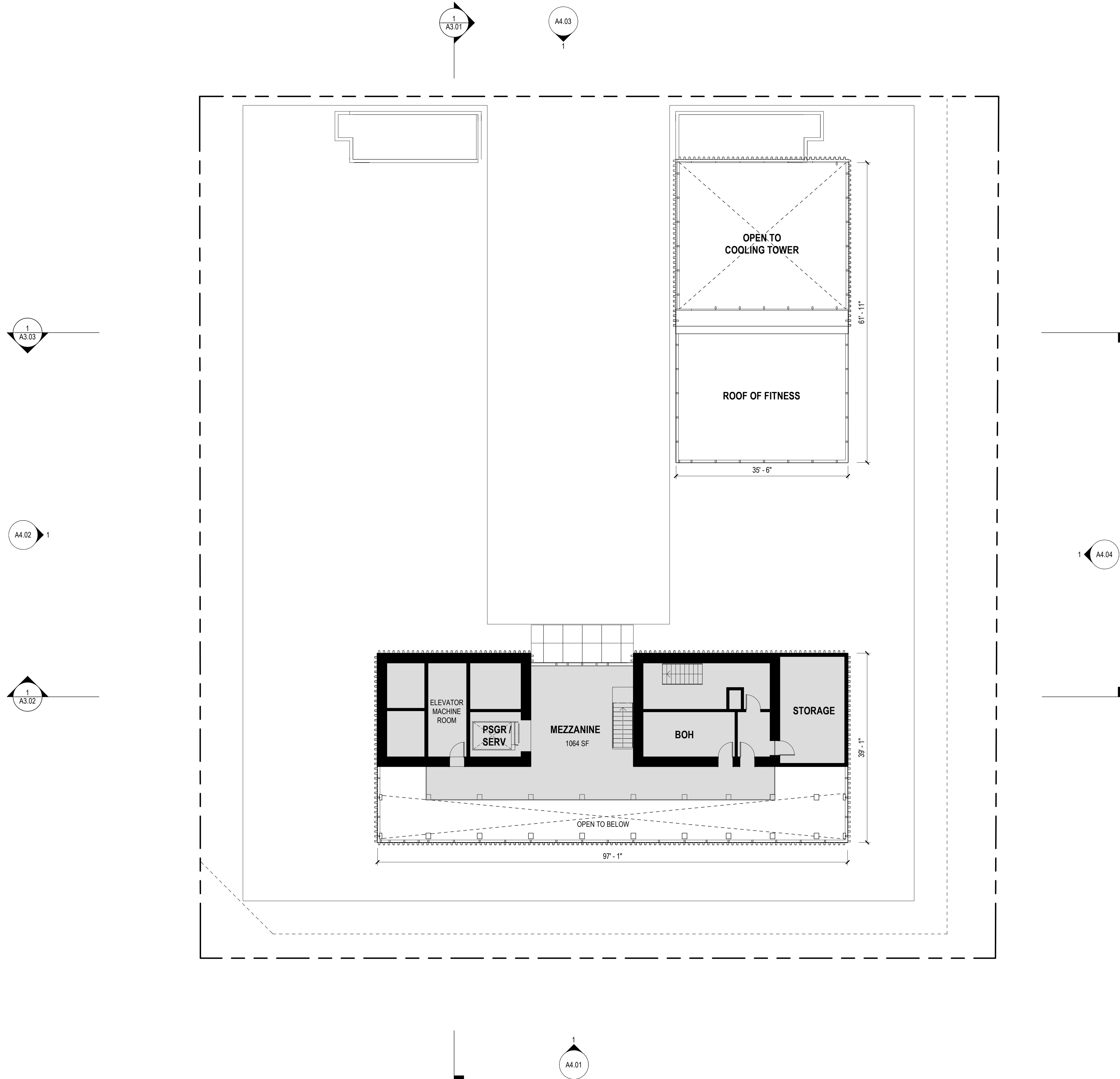
Project Number
005.2878.000

Description
FLOOR PLAN - LEVEL 15 ROOF DECK

Scale
3/32" = 1'-0"



A2.16



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Description

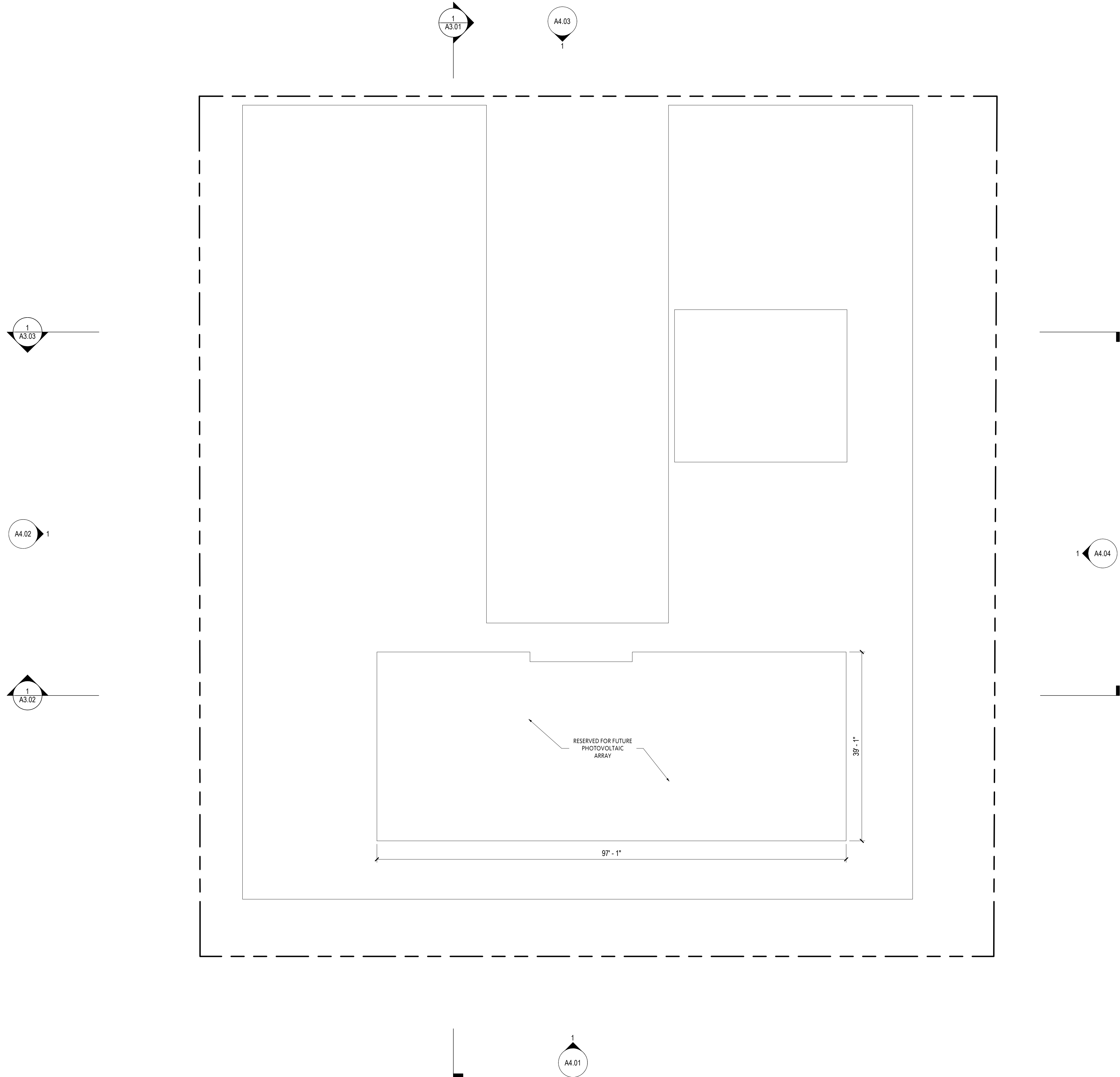
FLOOR PLAN - LEVEL 15 ROOF DECK
MEZZANINE

Scale

3/32" = 1'-0"

A2.17

2/17/2021 2:46:07 PM BM 360/096.5351.005 - Relevant Group 123 West 3rd Street Los Angeles Architecture - 096.5351.005_123 West 3rd.rvt



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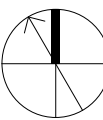
005.2878.000

Description

ROOF PLAN

Scale

3/32" = 1'-0"



A2.18

2/17/2021 2:48:11 PM BM_360/096.5351.005 - Relevant Group 123 West 3rd Street Los Angeles Architecture - 096.5351.005_123 West 3rd.rvt



LEGEND			
Lobby		1BR	
Parking		1BR Large	
Pool Deck		2BR	
Social Deck/Courtyard		Junior 1BR	
Interior Amenity		Circulation	
		Retail	

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121 W Third Street

Project Number
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Description
BUILDING SECTIONS N-S

Scale
As indicated

A3.01

GROUND LEVEL PLANTING PALETTE



TREE: LONDON PLANETREE *3RD STREET PLATANUS X ACERFOLIA



TREE: COASTAL LIVE OAK *SPRING STREET QUERCUS VIRGINIANA



PLANTING AREA: CLEVELAND SAGE SALVIA CLEVELANDII



PLANTING AREA: CLEVELAND SAGE SALVIA CLEVELANDII



LID PLANTING AREA: DWARF COYOTE BRUSH BACCHARIS PILULARIS PIGEON POINT



LITTLE OLIVE OLEA EUROPAEA MONTRA



LOW HORIZON COAST ROSEMARY WESTRINGIA FRUTICOA LOW HORIZON



DWARF MAT RUSH LOMANDRA LONGIFOLIA BREEZE



VINE POCKETS: CORAL VINE ANTIGONON LEPTOPUS



LID PLANTING AREA: CANYON PRINCE WILD RYE LEYMUS CONDENSATUS CANYON PRINCE



LID PLANTING AREA: PACIFIC GRASS MYRTLE MYRICA CALIFORNICA

PLATANUS X ACERFOLIA | 5
LONDON PLANE TREE | 36" BOX



- 1 CONCRETE SIDEWALK
- 2 PRE-CAST CONCRETE PAVER
- 3 ACCENT PAVING
- 4 WOOD PEDESTAL PAVER
- 5 CONCRETE PEDESTAL PAVER
- 6 GRAVEL
- 7 BENCH SEATING
- 8 LID PLANTER
- 9 PLANTING AREA
- 10 STEEL PLANTER
- 11 CONCRETE PLANTER
- 12 MOVABLE PLANTER
- 13 TERRACE SEATING
- 14 FURNITURE
- 15 BUILT-IN BENCH
- 16 DAYBED WITH COVER
- 17 POOL LOUNGE CHAIR
- 18 TRELLIS
- 19 FIRE LOUNGE
- 20 POOL
- 21 POOL ENCLOSURE
- 22 MULTI-PURPOSE LAWN
- 23 OUTDOOR KITCHEN
- 24 WATER FEATURE
- 25 BICYCLE RACK
- 26 EXISTING STREET LIGHT
- 27 EXISTING UTILITY

GROUND LEVEL MATERIALS PALETTE



3 HISTORICAL PAVER DETAIL TO MATCH SPRING STREET DESIGN GUIDELINES



1 CONCRETE PAVING WITH VARIED TOPCAST FINISH. BANDING PATTERN



PRECEDENT IMAGE FOR BANDING PATTERN



PRECEDENT IMAGE FOR BENCH SEATING AREAS



14 SITE FURNISHINGS - BENCHES



SITE FURNISHINGS - TRASH RECEPTACLES



25 SITE FURNISHINGS - BICYCLE RACKS

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United States

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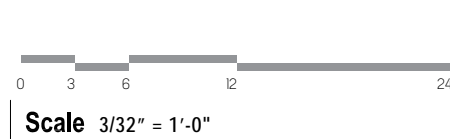
121 W Third Street

Project Number

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Description

GROUND LEVEL SITE PLAN



Scale 3/32" = 1'-0"

L1.01

PODIUM COURTYARD PLANTING PALETTE



PODIUM COURTYARD MATERIALS PALETTE



- 1 CONCRETE SIDEWALK
- 2 CONCRETE PEDESTAL PLANK PAVER
- 3 ACCENT PAVING
- 4 WOOD PEDESTAL PAVER
- 5 CONCRETE PEDESTAL PATTERN PAVER
- 6 GRAVEL EDGE AT GLAZING
- 7 BENCH SEATING
- 8 LID PLANTER
- 9 PLANTING AREA
- 10 STEEL PLANTER
- 11 CONCRETE PLANTER
- 12 MOVABLE PLANTER
- 13 TERRACE SEATING
- 14 FURNITURE
- 15 BUILT-IN BENCH
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- 27 EXISTING UTILITY

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Description

PODIUM LEVEL SITE PLAN



L1.02

PODIUM COURTYARD PLANTING PALETTE



PHOENIX DACTYLIFERA
DATE PALMS



OLEA EUROPAEA 'MONDO'
LITTLE OLIVE BUSH



AGAVE ATTENUATA
FOX TAIL AGAVE



OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE TREE



CAREX TUMULICOLA
FOOTHILL SEDGE



CERCIDIUM X 'DESERT MUSEUM'
PALO VERDE TREE



CEANOTHUS 'JOYCE COULTER'
CREEPING CALIFORNIA LILAC



ACACIA CULTRIFORMIS
KNIFE ACACIA



LEUCADENDRON 'SAFARI SUNSET'
CONEBUSH



POOL DECK PLANTING LOOK & FEEL

PODIUM COURTYARD MATERIALS PALETTE



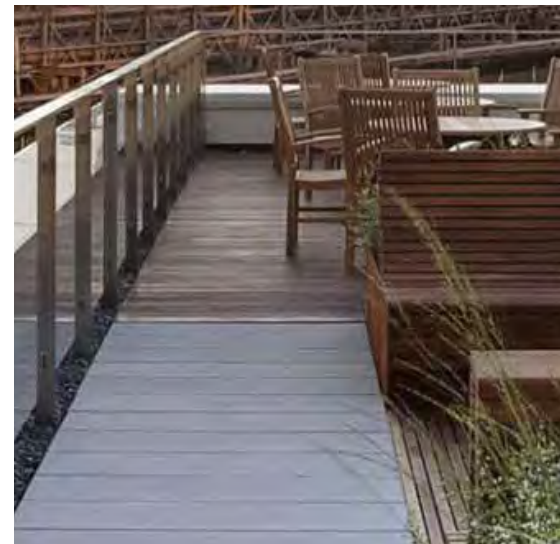
CONCRETE PEDESTAL PAVER -
HEX PATTERN OR SIM. BY QCP



ALTERNATE CONCRETE PEDESTAL PAVER
24 X 24 BY STEPSTONE



WOOD PEDESTAL DECKING AT POOL
THERMORY MODIFIED WOOD, OR SIMILAR



MIX OF WOOD AND CONCRETE



PRECEDENT IMAGE
INDOOR / OUTDOOR



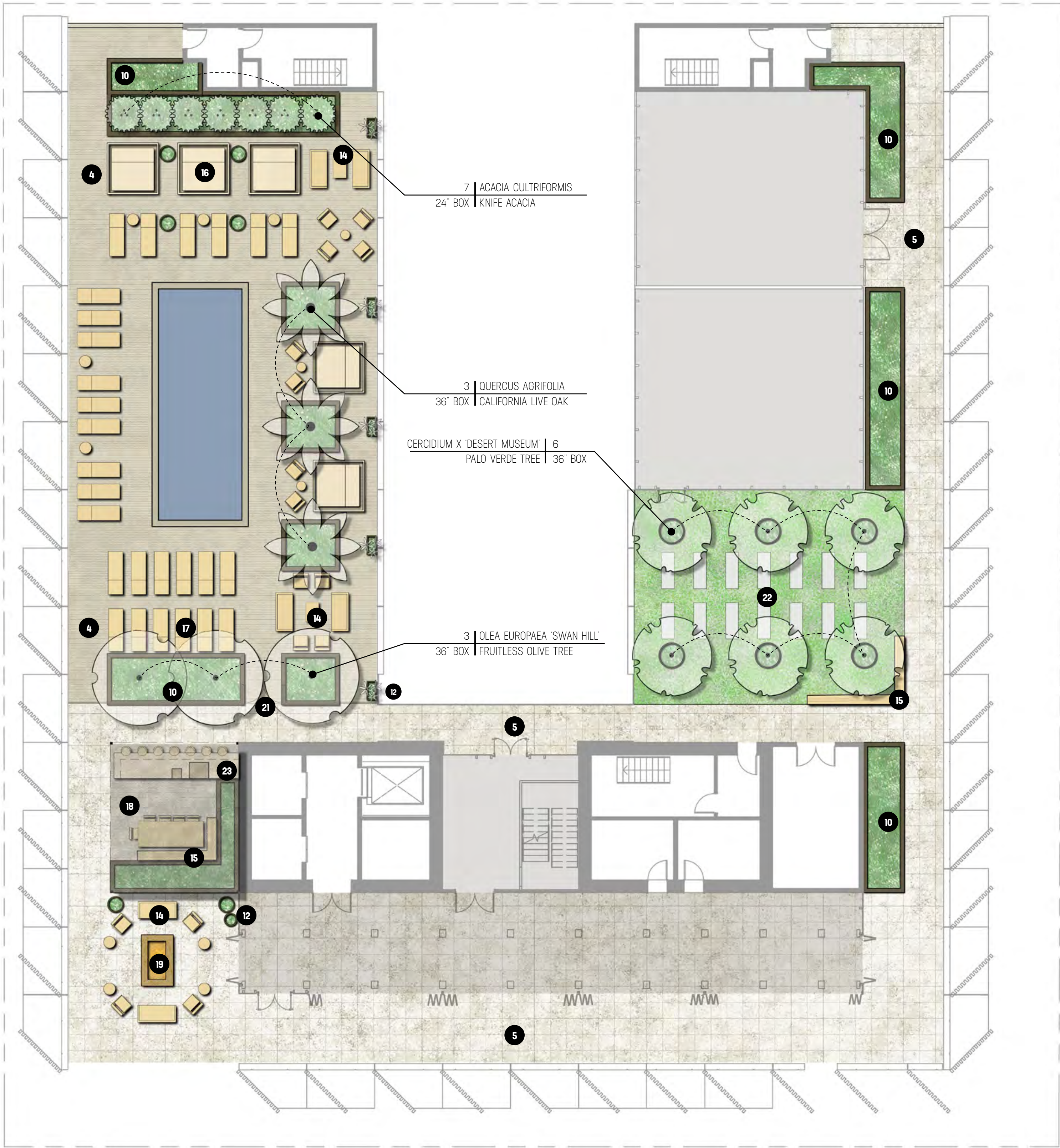
SHADE TRELLIS
AT OUTDOOR KITCHEN AREA



FIRE LOUNGE

S SPRING STREET

3RD STREET



- 1 CONCRETE SIDEWALK
- 2 PRE-CAST CONCRETE PAVER
- 3 ACCENT PAVING
- 4 WOOD PEDESTAL PAVER
- 5 CONCRETE PEDESTAL PAVER
- 6 GRAVEL
- 7 BENCH SEATING
- 8 LID PLANTER
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Description

ROOF LEVEL SITE PLAN



L1.03