

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number CPC-2022-7196-GPA-VZC-HD-MCUP-SPR-WDI

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 1727-1829 E Sacramento Street, Los Angeles CA 90021 Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lots 19-36, Bloc 2, THOMAS LEAHY'S SUBDIVISION OF THE 8TH STREET

Assessor Parcel Number 5166-030-008 and 5166-030-009 Total Lot Area 74, 227

2. PROJECT DESCRIPTION

Present Use Industrial-warehousing

Proposed Use Office with related retail and restaurant

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project The demolition of existing warehouse buildings and the construction of a 15-story, 232 ft in maximum building height, multi-use building with 290,900 SF of floor area for office space, incl. 16,200 SF of commercial space, and 582 associated parking spaces.

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 checked="" 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: 290,900 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 0 – Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

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 ☐ NOIf so, what is/are your dedication requirement(s)? 3 and 13 ft.If you have dedication requirements on multiple streets, please indicate: Sacramento Street and Wilson Street**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 ☐ NOAuthorizing Code Section LAMC Section 11.5.6Code Section from which relief is requested (if any): N/AAction Requested, Narrative: General Plan Amendment to amend footnotes one and six of the Central City North Community Plan to permit a Floor Area Ratio that exceeds 3.0:1Authorizing Code Section LAMC Section 12.32 QCode Section from which relief is requested (if any): N/AAction Requested, Narrative: Vesting Zone Change/Height District Change from M3-1-RIO to [T][Q]M3-2D-RIO to increase floor area to 3.92:1 and two (2) waivers to waive requirement to widen Wilson St and Sacramento St.Additional Requests Attached ☒ YES ☐ NO³ 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

LADCP Application - Supplement

ACTIONS REQUESTED, CONTINUED FROM PAGE 2

Authorizing Section 12.24.W.1

Code Section from which relief is requested (if any) N/A

Action Requested, Narrative to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a total 26,500 square feet of indoor and outdoor space within up to 9 venues, with a total of 524 indoor seats and 715 outdoor seats.

Authorizing Section 16.05

Code Section from which relief is requested (if any) N/A

Action Requested, Narrative Site Plan Review (SPR) for a development project that results in 50,000 gross square feet or more of non-residential floor area.

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 N/A

b. Geographic Project Planning Referral N/A

c. Citywide Design Guidelines Compliance Review Form See attached

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form N/A

h. Management Team Authorization See Attached GPA Initiation Referral

i. Expedite Fee Agreement See Attached EPS Fee Agreement

j. Department of Transportation (DOT) Referral Form N/A

k. Preliminary Zoning Assessment Referral Form N/A

l. SB330 Preliminary Application N/A

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

n. Order to Comply N/A

o. Building Permits and Certificates of Occupancy See attached

p. Hillside Referral Form (BOE) N/A

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

r. SB330 Determination Letter from Housing and Community Investment Department N/A

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 SCD 1811 SACRAMENTO LLC c/o Clare De Briere

Company/Firm Skanska USA Commercial Development Inc.

Address: 633 W 5th Street, Floor 68 **Unit/Space Number** _____

City Los Angeles **State** CA **Zip Code:** 90071

Telephone (213) 265-0868 **E-mail:** 1811Sacramento@skanska.com

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 Dana Sayles

Company/Firm three6ixty

Address: 11287 W Washington Boulevard **Unit/Space Number** _____

City Culver City **State** CA **Zip:** 90230

Telephone _____ **E-mail:** dana@three6ixty.net

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 to 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 _____

Print Name _____

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 Sept 23, 2022 before me, Ly Yin, Notary Public
(Insert Name of Notary Public and Title)

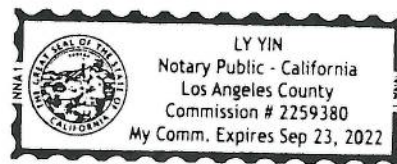
personally appeared Clare De Briere, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) 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]
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: _____

**APPLICATIONS:****ENVIRONMENTAL ASSESSMENT FORM***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Environmental Case Number: _____
Related Case Numbers: _____
Case Filed With (Print Name): _____ **Date Filed:** _____
EAF Accepted By (Print Name): _____ **Date Accepted:** _____

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

Project Address¹: 1727-1829 E Sacramento Street, Los Angeles CA 90021

Assessor's Parcel Number: 5166-030-008 and 5166-030-009

Major Cross Streets: Sacramento Street & Wilson Street

Community Plan Area: Central City North Community Plan **Council District:** CD 14

APPLICANT (if not Property Owner)

Name: _____
Company: _____
Address: _____
City: _____ **State:** _____ **Zip Code:** _____
E-Mail: _____
Telephone No.: _____

APPLICANT'S REPRESENTATIVE

Name: Dana Sayles
Company: Three6ixty
Address: 11287 W Washington Boulevard
City: Culver City **State:** CA **Zip Code:** 90230
E-Mail: dana@three6ixty.net
Telephone No.: (310) 204-3500

PROPERTY OWNER

Name: SCD 1811 SACRAMENTO LLC
Company: Skanska USA Commercial Development Inc.
Address: 633 W 5th Street, Floor 68
City: Los Angeles **State:** CA **Zip Code:** 90071
E-Mail: 1811Sacramento@skanska.com
Telephone No.: (213) 265-0868

ENVIRONMENTAL REVIEW CONSULTANT

Name: Stephanie Eyestone-Jones
Company: Eyestone Environmental
Address: 2121 Rosecrans Avenue, Suite 3355
City: El Segundo **State:** CA **Zip Code:** 90245
E-Mail: s.eyestone@eyestoneeir.com
Telephone No.: _____

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

- A. Briefly describe the entire project and any related entitlements (e.g., Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

The removal of existing warehouse buildings with associated parking and the construction of a 15 story multi-use building with a maximum building height of 232 feet. The new building includes 290,900 SF of office space, 16,200 SF of commercial space, and 582 parking spaces for a maximum FAR of 3.92:1. The applicant is requesting a General Plan Amendment and Vesting Zone Change/Height District Change to increase floor area to 3.92:1. Also a Main Conditional Use Permit for Alcoholic Beverages, Site Plan Review, and a Waiver of Dedication/Improvements along Wilson Street.

Additional information or Expanded Initial Study attached: ☒ YES ☐ NO

- B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? ☐ YES ☒ NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 74,227 square feet

Net Acres: 1.7 Gross Acres: 1.76

B. Zoning/Land Use.

	Existing	Proposed
Zoning	M3-1-RIO	[T][Q]M3-2D-RIO
Use of Land	Industrial-Warehousing	Office / Commercial
General Plan Designation	Heavy Manufacturing	Heavy Manufacturing

C. Structures.

1. Does the property contain any vacant structures? ☐ YES ☒ NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? ☒ YES ☐ NO

If YES, provide the number: 3, type: IIIB
_____, total square footage: 51,553
and age: 50 and 51 of structures to be removed.

If residential dwellings (apartments, single-family, condominiums, etc.) are being removed indicate the number of units: _____

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? ☒ YES ☐ NO

If YES, complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected Trees (8" trunk diameter and greater)	3	Bottlebrush Trees	3			
	3	Canary Island Pines	3			
Protected Trees (4" trunk diameter and greater)		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				
Protected Shrubs (4" trunk diameter and greater)		Toyon				
		Mexican Elderberry				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath, the tree's canopy.

Additional information attached: ☐ YES ☐ NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a Tree Report is required.

E. Slope. State the percent of property which is:

Less than 10% slope: 100% 10-15% slope: _____ over 15% slope: _____

*If slopes over 10% exist, a **Topographic Map** will be required.*

F. Grading. Specify the total amount of dirt being moved:

☐ 0-500 cubic yards ☒ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 18,400 cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: _____ cubic yards Exported: 11,700 cubic yards

Location of disposal site: TBD

Location of borrow site: TBD

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? ☐ YES ☒ NO

*If YES, a **Haul Route** is required.*

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? ☐ YES ☒ NO

If YES, describe: _____

*If YES, a **Phase I Environmental Site Assessment (ESA)** is required.*

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: _____

☐ California Register of Historic Resources: _____

☐ City of Los Angeles Cultural Historic Monument: _____

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

☐ Identified on SurveyLA: _____

☐ Identified in HistoricPlacesLA: _____

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? ☐ YES ☒ NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? ☐ YES ☒ NO

If YES, describe: _____, and indicate the sheet number on your plans showing the condition: _____.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking

Required: 582 + Guest: _____

Proposed: 582 + Guest: _____

Bicycle Parking:

Required Long-Term: 59

Required Short-Term: 30

Proposed Long-Term: 59

Proposed Short-Term: 30

ii. Height.

Number of stories (not including mezzanine levels): 15 Maximum height: 232 FT

Are Mezzanine levels proposed? ☐ YES ☒ NO

If YES, indicate on which floor: _____

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. Project Size.

What is the total floor area of the project? 332,000 gross square feet

iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: 67 %

Paving/hardscape: 29 %

Landscaping: 4 %

v. **Lighting.** Describe night lighting of project: TBD

B. RESIDENTIAL PROJECT

If no portion of the project is residential, check ☒ -N/A and continue to next section

i. **Number of Dwelling Units.**

Single Family: _____, Apartment: _____, Condominium: _____

ii. **Recreational Facilities.** List recreational facilities for project: _____

iii. **Open Space.**

Does the project involve new construction resulting in additional floor area and units? ☐ YES ☐ NO

Does the project involve six or more residential units? ☐ YES ☐ NO

If YES to both, complete the following:

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		
Private Open Space (Square Feet)		
Landscaped Open Space Area (Square Feet)		
Number of trees (24-inch box or greater)		

iv. **Utilities.** Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____

v. **Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: _____

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only, check ☐ -N/A and continue to next section

i. **Type of Use.** Office Building with retail and restaurant uses

ii. **Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold? ☐ YES ☒ NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. Hotel/Motel. Identify the number of guest rooms: N/A guest rooms

iv. Days of operation. TBD

Hours of operation. TBD

v. Special Events. Will there be special events not normally associated with a day-to-day operation (e.g., fundraisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? ☐ YES ☐ NO

If YES, describe events and how often they are proposed N/A

vi. Occupancy Limit. Total Fire Department occupancy limit: TBD

a. Number of fixed seats or beds N/A

b. Total number of patrons/students TBD

c. Number of employees per shift TBD, number of shifts TBD

d. Size of largest assembly area TBD square feet

v. Security. Describe security provisions for the project

4. SELECTED INFORMATION

A. Circulation. Identify by name all arterial road types (i.e., Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatea.lacity.org> for this information). Mateo Street (Avenue II) is approximately 600 feet to the east and Alameda Street (Avenue I) is approximately 850 feet to the west.

B. Green building certification. Will the project be LEED-certified or equivalent? ☒ YES ☐ NO

If YES, check appropriate box:

☐ Certified ☐ Equivalent ☐ Silver ☐ Gold ☒ Platinum ☐ Other _____

C. Fire sprinklers. Will the Project include fire sprinklers? ☒ YES ☐ NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☐ Check this box if you are requesting a Class 32 Exemption, and:

- ☐ You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- ☐ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information, if necessary, to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) <u>CLARE DE BRIERE</u>	I, (print name) _____
Signature <u>[Signature]</u>	Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. 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.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 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

Sept 23, 2022

before me,

Ly Yin, Notary Public

(Insert Name of Notary Public and Title)

personally appeared

Clare De Briere

_____, 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.

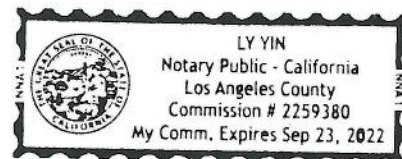
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]

(Seal)



APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) _____	I, (print name) <u>Dana Sayle</u>
Signature _____	Signature <u>[Signature]</u>

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. 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.

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State of California

County of Los Angeles

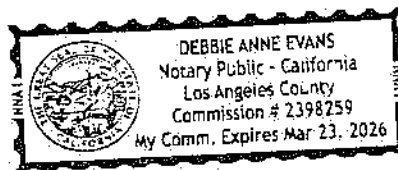
On 9-8-22 before me, Debbie A Evans, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Dana A. Sayle, 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)
Signature



ATTACHMENT "A"
FINDINGS & SUPPLEMENTAL INFORMATION
1727-1829 E Sacramento Street, Los Angeles, CA 90021
October 5, 2022

➤ **SITE INFORMATION:**

- Street Address: 1727-1829 E Sacramento Street, Los Angeles, CA 90021
- Lot area: Approximately 74,277 square feet / 1.7 acre (per survey)
- Assessor's Parcel Numbers: 5166-030-008 and 5166-030-009

➤ **ENTITLEMENT REQUESTS:**

- **A General Plan Amendment (GPA)**, pursuant to LAMC Section 11.5.6, to amend footnotes 1 and 6 of the Central City North Community Plan to include the subject property.
- **A Vesting Zone Change (VZCJ) and Height District Change (HD)**, pursuant to LAMC Section 12.32Q from M3-1-RIO to [T][Q]M3-2D-RIO to increase floor area to 3.92:1. Pursuant to the authority granted in LAMC Section 12.32:
 - A **Waiver of Improvements** to waive the requirement to widen and improve Wilson Street by a variable 6 to 13-feet, with a full-width roadway, leaving the existing curb face in its current location.
 - A **Waiver of Improvements** to waive the requirement to widen and improve Sacramento Street by 3 feet with a full-width roadway, leaving the existing curb face in its current location.
- **A Main Conditional Use Permit (MCUB)**, pursuant to LAMC Section 12.24.W.1, to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a total of 26,500 square feet of indoor and outdoor space within up to 9 venues, with a total of 524 indoor seats and 715 outdoor seats.
- **Site Plan Review (SPR)**, pursuant to LAMC Section 16.05, for a development project that results in a net increase of 50,000 gross square feet or more of non-residential floor area.
- **California Environmental Quality Act (CEQA) Mitigated Negative Declaration (MND)**, pursuant to Section 15074(b) of the State CEQA Guidelines.

➤ **PROPERTY / ZONING INFORMATION:**

The Subject Property is located at 1727-1829 E Sacramento Street, Los Angeles, CA 90021 (the “Property”). The Property is identified by the Assessor’s Parcel Numbers (APNs) 5166-030-008 and 5166-030-009. The Property is an irregular-shaped, flat site comprised of three legal parcels and two total lots, totaling approximately 74,277 square feet of surface land area, or 1.7 acres.

The Property is located on a corner site, on the north side of Sacramento Street fronting approximately 400 feet, and on the west side of Wilson Street fronting approximately 146 feet. The Property is currently improved with two (2) one-story warehouse buildings and surface parking.

The Property is located within the M3-1-RIO Zone, and is designated for Heavy Manufacturing land uses by the Central City North Community Plan (the “Community Plan”). Manufacturing and commercial uses, including office, are permitted in the M3 Zone. The Site is located within Height District No.1, which restricts the site to a maximum floor area ratio (“FAR”) of 1.5:1, and up to a maximum of 3.0:1 in Height District 1, per Community Plan Footnote 1. The subject request for a General Plan Amendment and Vesting Zone Change and Height District Change from M3-1-RIO to M3-2D-RIO would permit removal of the footnote, and an FAR of 6:1 and facilitate the construction of an office building that exceeds 3.0:1 FAR.

SURROUNDING LAND USES

Properties in the surrounding area are classified within the M3-1-RIO Zone and are improved with one to two-story manufacturing and industrial buildings. The Property is located in the Community Plan Area and within the Arts District. The area has experienced substantial residential and commercial growth in the past decade. Former industrial and warehousing sites being redeveloped into large-scale commercial buildings are increasingly common in the area.

➤ **STREETS AND CIRCULATION**

Sacramento Street, adjoining the Property to the south, is a designated Collector, dedicated to a 66-foot right-of-way in width and a 40-foot half roadway, and improved with curb, gutter, and sidewalk. The dimensions from the street’s centerline to the southern property line is 20 feet. Therefore, a 3-foot dedication is anticipated on the Sacramento Street frontage. A Waiver of Improvements is requested to waive the requirement to widen Sacramento Street with full-width roadway, leaving the existing curb face in its current location.

Wilson Street, adjoining the Property to the east, is a designated Collector, dedicated to a 66-foot right-of-way in width, a 40-foot half roadway, and improved with curb, gutter, and sidewalk. The dimensions from the street’s centerline to the western property line is 20 feet. Therefore, a 13-foot dedication is anticipated on the Wilson Street frontage. The dimensions from the street’s centerline to the curb face is 14 feet. Therefore, a 6-foot widening along Wilson Avenue is anticipated. A Waiver of Dedication and Improvements (WDI) is requested to waive this requirement, leaving the existing curb face in its current location.

PROJECT DESCRIPTION

The Applicant proposes the development of a 290,900 square feet, fifteen-story commercial office building containing approximately 232,500 square feet of interior office space, 45,200 square feet of exterior office space, and approximately 13,200 square feet of retail/restaurant space (the “Project”). In addition, the Project provides over 41,500 square feet of outdoor amenity spaces for both the public and users of the office complex.

The Project reflects the vibrant energy of the Arts District of Downtown Los Angeles in its creative design, lively retail, community-centric gathering spaces, and integrated public art. The building will feature an activated ground floor that will include community-engaging retail, café, and public space, along with an additional restaurant and a programmed garden space on the seventh floor and a tenant-facing gathering space on the rooftop.

The building’s design, led by global architecture and design firm Perkins & Will’s Los Angeles Studio, is innovative, flexible, and highly sustainable. This project aims to model the future of sustainable development in Los Angeles, including the City’s new zero-carbon requirement for new buildings – a resilient, future-proof approach to design and construction that exemplifies a path forward for our region. To demonstrate commitment to these ideals, the project is pursuing ILFI Zero Carbon Certification, USGBC LEED Platinum Certification, and Fitwel 2-star Certification.

Biophilic design strategies are integrated throughout the project from the passively ventilated outdoor office space, ample interior daylight, substantive outdoor views, and incorporation of natural ventilation. Those passively ventilated spaces work with the optimized façade louver system and the photovoltaic canopy to reduce solar heat on this fully electrified building, thus lowering energy use intensity and reducing the building’s future operational carbon. Reduction of embodied carbon will be through optimized structural and façade design, innovative low-carbon concrete mixes and robust collection of Environmental Product Declarations (EPDs) using the Skanska co-created Embodied Carbon in Construction Calculator (also known as the EC3 tool) to better inform procurement decisions and help drive the local construction market for lower carbon products.

With over 20 percent of its workspaces outside, the all-electric building harnesses the temperate climate, natural ventilation, and external shading in conjunction with solar photovoltaics to minimize energy use. The remaining power needs will be met with clean, renewable energy sources to eliminate operational carbon. The interior spaces are designed to accommodate high-performance, low-energy building system solutions with the flexibility to meet future tenant demands.

The building will demonstrate the future of the built environment through extraordinary design, ambitious decarbonization, prioritization of health and wellness, and the implementation of technological infrastructure that will position the building as a futureproof asset, while embracing and reflecting the unique community in which it is located.

Primary vehicular access to the project is via a primary drive off of Sacramento Street, with through access to a rear driveway and fire-lane that provides ingress and egress out to Wilson Street. These driveways provide access to 582 on-site parking spaces in five levels of above grade parking, designed to be screened by panelized facades while allowing for natural ventilation and to be entirely

convertible to future office or amenity space. There are also 89 long and short-term bicycle parking spaces distributed throughout the project.

○ **ZONING STATISTICS**

	Required/Permitted	Proposed
Lot Area	74,277 SF	
Floor Area Ratio	1.5:1	3.92:1 ¹
Allowable Floor Area	111,416 SF	290,900 SF
Building Height	Unlimited	232 FT
Stories	Unlimited	15 stories
Setbacks	None	None
Parking – Vehicle	582 stalls	582 stalls
Parking – Bicycle	Short term: 30 Long term: 59	Short term: 30 Long term: 59

¹ Under the requested Height District Change to M3-2D-RIO, the maximum allowable FAR is 6:1

GENERAL PLAN AMENDMENT - ADDITIONAL FINDINGS

As permitted by LAMC Section 11.5.6, the Applicant is requesting a General Plan Amendment to amend footnotes one and six of the Central City North Community Plan to include the Property. The required findings and justifications are provided below.

1. Charter Section 555: The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.

The Property is located within an area with significant social, economic, and physical identity.

The Property is located within the Central City North Community Plan area, which is one of the 35 Community Plans comprising the Land Use Element of the General Plan. The Central City North Community Plan is comprised of seven subareas, with each embodying a unique social, economic, and physical identity. The Property is located within the *South Industrial* subarea, which is specifically described in the Central City Community Plan as follows:

“South Industrial is bounded by the City of Vernon, the Los Angeles River, Third Street, and Alameda Street. Industrial uses dominate this section of Central City North with large warehouses, truck and railroad yards. The Alameda Corridor terminates in this area and will serve to connect the Ports of Los Angeles and Long Beach with downtown Los Angeles.”

The Central City North Community Plan further designates the Property for *Heavy Manufacturing* land uses. All properties in the nearby and surrounding vicinity are similarly designated for *Heavy Manufacturing* land uses. Consistent with the *Heavy Manufacturing* land use designation, the vicinity of the Property is presently improved with a variety of commercial and industrial uses, including various distribution center, logistics, manufacturing, produce distribution, and warehouse uses. Immediately south and southeast of the Property are various produce distribution and distribution center uses. Immediately east of the Property are various industrial and manufacturing uses. Immediately north of the Property are additional produce distribution uses. Immediately west of the Property are various logistics and wholesale uses. The Central City North Community Plan area has long been a hub of commercial and industrial activity, and in recent years, the area has experienced substantial residential and commercial growth, helping serve the City’s housing and job-creation goals.

The Property and its surrounding vicinity are located in close proximity to the City’s vehicular circulation system, which has facilitated the commercial and industrial development unique to the area. The Property is located approximately 1,400 feet (~0.26 miles) north of the I-10 Freeway and approximately 2,300 feet (~0.43 miles) west of the I-101 and I-5 Freeways. The Property is also located approximately 650 feet (~0.12 miles) east of Alameda Street, one of the City’s primary commercial and industrial thoroughfares. Further, the Property is also located in a Transit Priority Area (areas located within 0.5 miles of an existing or planned “major transit stop,” which includes the intersection of two or more bus routes having a service frequency interval of 15 minutes or less during peak community periods). The proximity of the City’s vehicular circulation and public transit systems and the proximity to the City’s downtown area have helped accommodate the

commercial and industrial development of the area and have helped contribute towards the City's production of new jobs and workspaces.

In accordance with footnotes one and six of the Central City North Community Plan, the Property is currently limited to a maximum FAR of 1.5:1 unless a "zone change height district change procedure" is approved thereby permitting a maximum 3:1 FAR. In conjunction with the proposed Height District change, the proposed General Plan Amendment amending footnotes one and six of the Central City North Community Plan would accommodate the construction of the Project by permitting a maximum 6:1 FAR. The Project, which proposes a maximum 3.92:1 FAR, would therefore be permitted.

The Project proposes to redevelop the subject site with a 15-story commercial mixed-use high-rise building providing indoor and outdoor office spaces, and various restaurant and retail spaces. The proposed Project would therefore embody and promote the area's unique economic identity as a hub for the City's commercial development. Further the proposed Project's ground-floor open air lobby, café, and outdoor dining spaces would help activate the streetscape within the vicinity of the Property, thereby promoting linkages within the surrounding area and contributing to the significant economic and physical identity of the area.

Therefore, the proposed General Plan Amendment to modify footnotes one and six of the Central City North Community Plan is consistent with City Charter Section 555 because the Property is located within an area with significant social, economic, and physical identity.

2. Charter Section 556: The action is in substantial conformance with the purposes, intent, and provisions of the General Plan.

The Project substantially conforms with the purposes, intent, and provisions of the General Plan.

The General Plan sets forth goals, objectives, policies, and programs that guide both citywide and community-specific land uses. The City's General Plan is comprised of individual elements, which serve to provide a blueprint for the future, and prescribe policy goals and objectives to shape and guide the physical development of the City. The City's General Plan is comprised of a Framework Element; Land Use Element; Air Quality Element; Conservation Element; Health Element; Safety Element; Mobility Element; Infrastructure Systems Element (which incorporates the Sewerage Facilities Element); Open Space Element; Public Facilities & Services Element; Noise Element; and Housing Element.

As discussed in greater detail below, the Project substantially conforms with the General Plan's Land Use Designation for the Property, as well as the Land Use Element, Framework Element, Air Quality Element, Mobility Element, Health and Wellness Element; and Sewerage Facilities Element. Further, the Project would neither impede nor be inconsistent with any of the General Plan's other elements.

General Plan Land Use Designation

Under the General Plan, the Property is designated for *Heavy Manufacturing* land uses. The Property is presently zoned *M3-1-RIO*. The Central City North Community Plan Land Use Map indicates that the Property's *M3* zone is consistent with the *Heavy Manufacturing* land use designation.

The Property's *M3* zone is one of the City's least restrictive zones and is intended to permit a variety of commercial and industrial uses. The Project's proposed commercial office, restaurant, and retail uses are all permitted by right within the *M3* zone. Therefore, the Project's proposed uses are consistent with the *Heavy Manufacturing* land use designation.

Presently, the Property is subject to the restrictions of Height District -1, which, in conjunction with footnotes one and six of the Central City North Community Plan, generally limits the development of the Property to a maximum FAR of 1.5:1 unless a "zone change height district change procedure" is approved thereby permitting a maximum 3:1 FAR. The proposed General Plan Amendment to amend footnotes one and six of the Central City North Community Plan would accommodate the construction of the Project by facilitating a Height District change from Height District -1 to the proposed Height District -2D, which would allow the Project's proposed 3.92:1 FAR.

Accordingly, with the requested General Plan Amendment and Height District Change, the proposed Project would be consistent with the *Heavy Manufacturing* land use designation.

Land Use Element

The General Plan's Land Use Element is comprised of the City's 35 adopted Community Plans, each of which refers to a distinct Community Plan area. The Community Plans collectively establish neighborhood-specific goals and implementation strategies to achieve the broad land use objectives laid out in the City's General Plan. The Property is located within the Central City North Community Plan area. The Central City North Community Plan was adopted in December 2000, and the City is currently in the process of preparing and adopting a comprehensive update to the Community Plan.

Each Community Plan consists of a policy document, and a land use map which details the land use designation of each property within the Community Plan area.

As described below, the Project would be consistent with the following goals, policies, and objectives in the Central City North Community Plan:

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

- Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.
 - Policy 2-1.1: Protect commercially planned/zoned areas from encroachment by residential only development.
 - Policy 2-1.4: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.
- Objective 2-2: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.
 - Policy 2-2.2: New development needs to add to and enhance the existing pedestrian street activity.
 - Policy 2-2.3: Require that the first-floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented districts, incorporate commercial uses.
- Objective 2-4: To enhance the appearance of commercial districts.
 - Policy 2-4.2: Preserve community character, scale, and architectural diversity.

The Project would accommodate the Community Plan's goal of facilitating a strong and competitive commercial sector. Presently, the Property is improved with two one-story buildings dedicated to warehouse and distribution uses and surface parking areas. Under the Central City North Community Plan, the Property's M3-1 zoning limits the development of the Property to a maximum FAR of 1.5:1 unless a "zone change height district change procedure" is approved thereby permitting a maximum 3:1 FAR. The FAR maximum limit of 1.5:1 has contributed to the existing underutilization of the Property and would not accommodate the development of the Project's 15-story office building, which would complement the surrounding area and develop job-creating office space in a primarily industrial and commercial area.

The Project's 15-story building would provide approximately 277,700 square feet of interior office and exterior covered office floor area; 5,200 square feet of commercial retail floor area; and 8,000 square feet of restaurant and cafe floor area. The proposed office, retail, and restaurant uses would help provide a diverse commercial development within the community and provide additional opportunities for new commercial development and services. Further, the Project would be located in an area designated for industrial and commercial uses, thereby ensuring that the Project would remain consistent with the mix of existing uses and development.

The Project would further be well designed in order to enhance the appearance of the commercial district, provide architectural diversity, and promote a high level of quality within the existing environment. Acknowledging the surrounding context, the Project would rely on common industrial materials such as concrete, glass, and metal, while avoiding the use of cladding or added surface materials. In order to provide articulation and a visually striking frame, the building's façade would be wrapped in colored, aluminum louvers, which would contrast vibrant colors against the textured grid-work of the underlying concrete structure, accentuating the character of the building and function both as a mural and a solar filter, thereby reducing energy

use inside the building and improving the comfort of the Project's users. The Project's ground floor community-engaging retail, café, and public spaces; seventh-floor restaurant and programmed garden; and rooftop gathering space would further enliven the building and provide areas of visual relief.

In order to ensure that parking does not detract from the existing streetscape, the Project's parking would be provided in an above-ground parking podium tucked toward the rear of the site, allowing office uses to front the majority of the public street faces even on the podium levels, which is concealed from view with both panelized screen façade and the building's aluminum louvers.

The Project's ground-floor, which includes open air lobby, café, and outdoor dining spaces, would also help activate the streetscape within the vicinity of the Property, thereby promoting linkages within the surrounding area. This activation of the streetscape would further enhance pedestrian activity on the ground-floor and throughout the Project.

Accordingly, the proposed Project would be consistent with the General Plan's Land Use Element.

Framework Element

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

The Framework Element includes the following goals, objectives, and policies relevant to the Project:

- Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.
 - Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.
 - Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1.
 - Policy 3.1.5: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail,

entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

- 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 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.
- Goal 7B: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.
 - Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.
 - Policy 7.2.2: Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.
 - Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.
 - Policy 7.2.4: Ensure that the City has enough capacity to accommodate the development of general commercial uses which support community needs in all parts of Los Angeles.
- Goal 7C: A City with thriving and expanding business.
 - Objective 7.3: Maintain and enhance the existing businesses in the City.
 - Policy 7.3.1: Maintain the Downtown regional core as the preeminent center for office development in the City, the metropolitan area, and the region. Maintenance of this status is key to the City's economic and fiscal strength during the transition to a more service oriented economy.

The proposed Project would comply with these goals, objectives, and policies.

The Project proposes to provide a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors. The Project's 15-story building would provide approximately 277,700 square feet of interior office and exterior covered office floor area; 5,200 square feet of commercial retail floor area; and 8,000 square feet of restaurant and cafe floor

area. The proposed office, retail, and restaurant uses would help provide a diverse commercial development within the community and provide additional opportunities for new commercial development and services. In doing so, the Project would provide job opportunities and support the needs of existing and future businesses.

The location of the Project further adds to a pattern of existing development consisting of distinct commercial and industrial development near existing or potential public transit corridors and stations. The nearby vicinity of the Property is presently improved with a variety of commercial and industrial uses, including various distribution center, logistics, manufacturing, produce distribution, and warehouse uses. The area has long been a hub of commercial and industrial activity, and in recent years, the area has experienced substantial commercial growth, helping serve the City's job-creation goals.

The Project would also be located in close proximity to the City's vehicular circulation system, which has facilitated the commercial and industrial development unique to the area. The Property is located within close proximity to the I-10, I-101, and I-5 Freeways, and Alameda Street, one of the City's primary commercial and industrial thoroughfares. Further, the Property is located within a Transit Priority Area, which provides ready nearby access to high quality transit. The Project's close proximity to the City's vehicular circulation system and downtown area would help the Project contribute towards the City's production of new jobs and workspaces in an appropriate area.

Accordingly, the Project would be consistent with the General Plan's Framework Element.

Air Quality Element

Originally adopted in November 1992, the Air Quality Element establishes the goals, objectives, and policies which guide the City in the implementation of its air quality improvement programs and strategies. The Air Quality Element recognizes that air quality improvement strategies must be integrated into land use decisions and represent the City's effort to achieve consistency with regional Air Quality, Growth Management, Mobility and Congestion Management Plans. The Air Quality Element includes the following Goal and Objective relevant to the Project:

- Goal 5: Energy efficiency through land use and transportation planning, the use of renewable resources and less polluting fuels, and the implementation of conservation measures including passive methods such as site orientation and tree planting.
 - Objective 5.1: It is the objective of the City of Los Angeles to increase energy efficiency of City facilities and private developments.

With respect to existing City regulations, the Project would comply with the applicable provisions of the CALGreen Code and the Los Angeles Building Code, which impose requirements regarding the reduction of energy usage. Further, the Project would comply with the City's electric vehicle (EV) charging requirements, by providing 59 EV charging station spaces (10% of the Project's total number of parking spaces) and 175 EV stalls (30% of the Project's total number of parking spaces), which would be capable of supporting future EV supply equipment.

The Project has also been designed such that approximately 20% of the Project's programmed office space would be located in covered outdoors areas. The outdoor office space would rely on passive, natural ventilation; the City's temperate climate; and external shading to minimize the Project's energy uses.

The Project would also incorporate a solar photovoltaic canopy into the roof of the building, which would generate renewable energy on-site while shading the building. Further, the Project's proposed building has been designed to be fully-electrified, and would not utilize gas to provide energy for the building.

Compliance with these regulatory requirements and the incorporation of the above-discussed design features would encourage the use of renewable resources and less polluting fuels. Accordingly, the proposed Project would be consistent with the General Plan's Air Quality Element.

Mobility Element

Originally adopted in August 2015 and last amended in September 2016, Mobility Plan 2035 establishes the goals that define the City's high-level mobility priorities and sets forth objectives and policy initiatives aimed at achieving long-term mobility and accessibility within the City. The purpose of Mobility Plan 2035 is to present a guide to the further development of a citywide transportation system providing the efficient movement of people and goods.

As described below, the Project would be consistent with the following policies in Mobility Plan 2035:

- Policy 3.1 (Access for All): Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City's transportation system.
- Policy 3.8 (Bicycle Parking): Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The Project would conform with both Policy 3.1 and Policy 3.8. The Project proposes to provide a total of 89 bicycle parking spaces, including 59 long-term spaces and 30 short-term spaces. The Project would also include approximately 1,080 square feet of bike storage and locker rooms. In addition, the Project would also include a bike workshop area. The inclusion of bike facilities and locker rooms would encourage both pedestrian and bicycle transit to and from the Project.

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

The Project would conform with Policy 3.3. The Property is located within a Transit Priority Area. The close proximity of the Property to a major transit stop would promote the use of public transit to and from the Project, which would result in fewer vehicle trips.

- Policy 5.4 (Clean Fuels and Vehicles): Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

The Project would conform with Policy 5.4. The Project would comply with the City's EV charging requirements, by providing 59 EV charging station spaces (10% of the Project's total number of parking spaces) and 175 EV stalls (30% of the Project's total number of parking spaces) capable of supporting future EV supply equipment.

Accordingly, the proposed Project would be consistent with the General Plan's Mobility Element.

Health and Wellness Element

Originally adopted in March 2015 and updated in November 2021, the Health Element, which consists of the adopted Plan for a Health Los Angeles, provides the high-level policy vision, along with measurable objectives and implementation programs intended to elevate health as a priority for the City's future growth and development. The Health Element is the primary authority for the environmental justice goals, policies, and implementation programs in the General Plan.

As described below, the Project would be consistent with the following policies in the Health Element:

- Policy 5.1 (Air Pollution and Respiratory Health): Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.
- Policy 5.7 (Land Use Planning for Public Health and GHG Emission Reduction): Promote land use policies that reduce per capital greenhouse gas emissions, result in improved air quality and decreased air pollution, especially for children, seniors and others susceptible to respiratory diseases.

Policies 5.1 and 5.7 of the Health Element are policy initiatives aimed at reducing air pollution and reducing greenhouse gas emissions.

With respect to existing City regulations, the Project would comply with the applicable provisions of the CALGreen Code and the Los Angeles Building Code, which impose requirements regarding the reduction of energy usage. Further, the Project would comply with the City's electric vehicle (EV) charging requirements, by providing 59 EV charging station spaces (10% of the Project's total number of parking spaces) and 175 EV stalls (30% of the Project's total number of parking spaces) capable of supporting future EV supply equipment. Compliance with these regulatory requirements would encourage the reduction the emissions of both air pollution and greenhouse gas emissions.

In addition to complying with the City's regulations, the Project also aims to be the first Net Zero Carbon commercial office building in the City for both operational and embodied carbon. The Project also aims to be certified for LEED Platinum, ILFI, Fitwel, and Wiredscore compliance, which will require the Project to incorporate additional decarbonization, environmentally-friendly, and health-protective features. Accordingly, the Project would be consistent with the General Plan's Health Element.

Infrastructure Systems: Sewerage Facilities Element

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

3. Charter Section 558: The initiated General Plan Amendment to the Central City North Community Plan will be in conformance with public necessity, convenience, general welfare, and good zoning practice.

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

The Property, which is zoned *M3-1-RIO*, is presently improved with two multi-story buildings dedicated to warehouse and distribution uses and surface parking areas. Under the Central City North Community Plan, the Property's *M3-1* zoning limits the development of the Property to a maximum FAR of 1.5:1 unless a "zone change height district change procedure" is approved thereby permitting a maximum 3:1 FAR. The FAR maximum limit of 1.5:1 has contributed to the existing underutilization of the Property and would not accommodate the development of the Project's 15-story office building, which would complement the surrounding area and develop job-creating office space in a primarily industrial and commercial area. In conjunction with the requested Height District change to the -2D Height District, the proposed General Plan Amendment to amend footnotes 1 and 6 of the Central City North Community Plan would accommodate the construction of the Project by permitting the Project's proposed 3.92:1 FAR.

The Project would be compatible with the area's existing land use patterns and would help activate the streetscape in the vicinity of the Property. The proposed 15-story building would provide approximately 290,900 square feet of floor area dedicated to office, restaurant, and retail uses, which would help provide a wide range of employment opportunities and reinforce the Downtown area's orientation towards job creation.

In addition to being near the I-10, I-5, and I-101 Freeways, the Property is also located in a Transit Priority Area. The proposed commercial office building with restaurant and retail uses will better serve the needs of the future community by offering a variety of commercial uses in close proximity to transit. The Project's users will have access to a wide range of public and non-public transit options that would connect the Project to various local and regional destinations.

Therefore, since the Project would redevelop an underutilized industrial site with a commercial office building in close proximity to transit, the proposed General Plan Amendment to amend footnotes one and six of the Central City North Community Plan will be in conformance with public necessity, convenience, general welfare, and good zoning practice.

ZONE CHANGE – ADDITIONAL FINDINGS

Pursuant to LAMC Section 12.32 F, the Applicant requests a Zone Change from M3-1-RIO to [T][Q]M3-2D-RIO to increase floor area to 3.92:1., and a Height District Change from Height District 1 to Height District 2. City Council shall approve a Zone Change ordinance only after making findings that its action is consistent with the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice.

1. LAMC Section 12.32.D.7 and LAMC Section 12.32.F: The proposed land use ordinance will be in conformity with public necessity, convenience, general welfare, and good zoning practice.

a. Public Necessity and Convenience:

The requested Vesting Zone Change and Height District Change for the Project are in conformity with public necessity and convenience. The Vesting Zone Change and Height District Change would allow an underutilized industrial site to be redeveloped with a commercial mixed-use high-rise building in an area of the Central City Community Plan area developed with similar commercial uses. Further, the Project's close proximity to the City's public transit and vehicular circulation system would help facilitate the public's access to and use of the Project.

Under the limitations of the existing Height District 1 and the Central City North Community Plan footnotes 1 and 6, the Property is limited to a maximum 1.5:1 FAR. The proposed Vesting Zone Change and Height District Change, in conjunction with the requested General Plan Amendment, would accommodate the Project's proposed 3.92:1 FAR. This increase in FAR is necessary in order to permit the development of the Project's 15-story commercial mixed-use high-rise building providing indoor and outdoor office spaces, and various restaurant and retail spaces, which could not be constructed under the Property's existing 1.5:1 maximum FAR. The additional floor area would promote the production of new jobs and workspaces in an appropriate area of the City, thereby contributing to the City's economic growth and providing additional employment opportunities for the public.

Additionally, the Project would provide a total of 582 parking spaces in an above-ground parking podium, including 59 EV charging station spaces (10% of the Project's total number of parking spaces) and 175 EV stalls (30% of the Project's total number of parking spaces) capable of supporting future EV supply equipment. The Project's provided vehicle parking would discourage visitors from parking offsite in the immediate vicinity and surrounding neighborhood of the Project, and would also encourage the reduction of both air pollution and greenhouse gas emissions.

The Project would also provide a total of 89 bicycle parking spaces, including 59 long-term spaces and 30 short-term spaces, and would also include approximately 1,080 square feet of bike storage and locker rooms. The inclusion of bike facilities and locker rooms would encourage both pedestrian and bicycle transit to and from the Project, thereby encouraging non-vehicular modes of transit.

Further the Project's ground-floor open air lobby, café, and outdoor dining spaces would help activate the streetscape within the vicinity of the Property, thereby promoting linkages within the surrounding area. This activation of the streetscape would promote a pedestrian-friendly environment and improve the public's experience and use of the Project.

Therefore, the granting of the requested Vesting Zone Change and Height District Change are in conformity with public necessity and convenience.

b. General Welfare:

The requested Vesting Zone Change and Height District Change are in conformity with the general welfare. The Project will benefit the general welfare by redeveloping an underutilized industrial site with a 15-story commercial mixed-use high-rise building intended to activate the Property and surrounding vicinity. The Project would be well designed in order to enhance the appearance of the surrounding vicinity and promote a high level of architectural quality within the existing environment.

The Project proposes to provide a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors. The Project's 15-story building would provide approximately 277,700 square feet of interior office and exterior covered office floor area; 5,200 square feet of commercial retail floor area; and 8,000 square feet of restaurant and cafe floor area. The proposed office, retail, and restaurant uses would help provide a diverse commercial development within the community and provide additional opportunities for new commercial development and services. In doing so, the Project would provide job opportunities and support the needs of existing and future businesses.

As discussed previously, the Project's parking would be provided in an above-grade podium, and in addition to vehicular parking, would provide bicycle parking and facilities thereby encouraging employees and visitors to use alternative modes of transport.

Therefore, the granting of the requested Vesting Zone Change and Height District Change are in conformity with the general welfare.

c. Good Zoning Practice:

The requested Vesting Zone Change and Height District Change are in conformity with good zoning practice. Presently, the Property is improved with two multi-story buildings dedicated to warehouse and distribution uses and surface parking areas. The Project proposes to redevelop this underutilized industrial site with a commercial mixed-use high-rise building intended to activate the Property and surrounding vicinity. The proposed Project would be consistent with the Property's existing *Heavy Manufacturing* land use designation and the vicinity of the Property, which is presently improved with a variety of industrial and commercial uses. The proposed 15-story building would provide approximately 290,900 square feet of floor area dedicated to office, restaurant, and retail uses, which would help provide a wide range of employment opportunities and reinforce the Downtown area's orientation towards job creation.

The Project would also be located in close proximity to the City's vehicular circulation and public transit systems, which have facilitated the commercial and industrial development unique to the Property's vicinity. The Property is located within close proximity to the I-10, I-101, and I-5 Freeways, and Alameda Street, one of the City's primary commercial and industrial thoroughfares. Further, the Property is located within a Transit Priority Area. The Project's close proximity to the City's vehicular circulation and public transit systems and downtown area would help the Project contribute towards the City's production of new jobs and workspaces in an appropriate area.

Therefore, the granting of the requested Vesting Zone Change and Height District Change are in conformity with good zoning practice.

MAIN CONDITIONAL USE PERMIT – ADDITIONAL FINDINGS

Pursuant to LAMC Section 12.24.W.1, the Applicant requests a Master Conditional Use Permit (“MCUB”) to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with a total of 26,500 square feet of indoor and outdoor space within up to 9 venues, with a total of 524 indoor seats and 715 outdoor seats.

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

In conjunction with the development of the Project, the Applicant is required a Master Conditional Use Permit (“MCUB”) to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption within up to 9 venues, with a total of 524 indoor seats and 715 outdoor seats.

The Project Site is located within the Central City North Community Plan area, and is currently designated for Heavy Industrial land uses corresponding to the M3-1-RIO Zone. The Project is requesting a General Plan Amendment to amend footnotes on and six of the Central City North Community Plan to include the subject property, and a Vesting Zone and Height District Change to change the zoning on the Project Site to [T][Q]M3-2D-RIO.

The Property in an industrial area near the Downtown. The adjacent lots to the north, south, east, and west area are all zoned M3-1-RIO and improved with various warehouses/distribution centers. The area has experienced substantial residential and commercial growth in the past decade. Former industrial and warehousing sites that have been redeveloped into large-scale commercial buildings are increasingly common in the area.

The proposed restaurant uses would be a desirable public convenience and welfare as the uses are in a convenient infill location accessible to nearby workers, residents, and visitors. The Project would provide convenient eating and shopping places to serve employees, residents, and visitors in the area, and add to the number of available dining venues. The offering of food and alcohol in conjunction with the proposed uses would be a benefit as an amenity to current and future residents and visitors and would also serve as an attraction and amenity to future residents and guests, as other residential projects are also in development in proximity.

A variety of commercial uses is an intrinsic part of the service amenities that are necessary for the success of a vibrant neighborhood. The ability for the Site to offer a full line of alcoholic beverages would allow the restaurants to remain competitive with other similar uses servicing the same area, as alcohol service is common and expected by patrons as part of these commercial uses. Further, patrons are drawn to the surrounding area due to shopping, entertainment, and dining experiences available to them, and offering a full line of alcoholic beverages at these uses on the Project Site would enhance the dining and entertainment experience for visitors, employees, and residents in the vicinity. Further, the on-site consumption of alcohol is a common and expected component of restaurants, which would provide a function and beneficial service to patrons visiting the area. In light of the above, the Project would perform a function that enhances the character of the Arts District and is appropriate with the area’s substantial residential and commercial growth that has occurred in the past decade. As such, the on-site service of alcoholic beverages at up to 9

establishments within the Project's restaurants and retail uses, as part of the mixed-use development would enhance the built environment in the surrounding neighborhood, and would provide a function that is beneficial and compatible with the character of the surrounding community and commercial viability of the region as a whole.

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

In conjunction with the development of the Project, the Applicant is required a Master Conditional Use Permit ("MCUB") to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption within up to 9 venues, with a total of 524 indoor seats and 715 outdoor seats.

As previously described, the Project Site is located within the Central City North Community Plan area. The area surrounding the Project Site is urbanized and improved with a range of industrial uses, residential uses, restaurants, and commercial uses contained in low-rise and mid-rise buildings of varying age. The Project would introduce new office, retail, and restaurant uses to the Site. The addition of these new uses would provide an amenity to the existing on-site uses and surrounding businesses and residents in the area as well as support projected growth.

The proposed restaurant and retail uses would be desirable to the public convenience and welfare as the uses are in a convenient infill location accessible to nearby residents, works, and visitors to eat, drink, and socialize. Thus, the proposed retail and restaurant uses are located in a convenient infill location that nearby residents, visitors, and employees can patronize from within a short distance. A variety of commercial uses is an intrinsic part of the service amenities that are necessary for the conservation, development, and success of a vibrant neighborhood.

The ability for the Site to offer a full line of alcoholic beverages will allow the restaurants and retail uses to remain competitive with other similar uses serving the same area, as alcohol service is common and expected by patrons as part of these commercial uses. Further, patrons are drawn to the area due to the shopping, entertainment, arts, and dining experiences available to them. Offering a full line of alcoholic beverages at these uses on the Project Site would enhance the dining and entertainment experience for visitors, employees, and residents in the vicinity.

Redevelopment of the Site would also increase street activity by introducing a new commercial building that reflects the vibrant energy of the Arts District in its lively retail and community-centric gathering spaces. The building will feature an activated ground floor that will include community-engaging retail, café, and public space, as well as office uses near existing employment centers, entertainment, and services in Downtown, in a convenient location that residents, visitors, and employees can patronize by walking, biking, or by transit. The sale, dispensing, and consumption of alcoholic beverages would provide a beneficial amenity available to residents, employees, and visitors of the Arts District and Downtown area.

Thus, the Project would be compatible with development on adjacent and neighboring properties and its location, size height, and operations will be compatible with and would not adversely affect of further degrade surrounding properties and/or the public health, welfare, and safety.

3. The project substantially conforms with the purpose, intent, and provisions, of the General Plan, the applicable community plan, and any specific plan.

The Project Site is located within the Central City North Community Plan area, which designated the Site for Heavy Industrial land uses corresponding the M3 Zone. The Site is currently zoned M3-1-RIO, which is consistent with its existing land use designation. The Project is requesting a General Plan Amendment to amend footnotes one and six of the Central City North Community Plan to include the subject property, and a Vesting Zone and Height District Change to change the zoning on the Project Site to [T][Q]M3-2D-RIO.

The Community Plan text is silent with regards to alcohol sales, although the redevelopment pattern in the greater Arts District has encouraged the development of restaurant and bar uses that are synergistic with the diverse hybrid industrial nature of the community. In such cases, the decision-maker must interpret the intent of the Community Plan. The proposed request for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within up to 9 venues are consisted with the following Central City North Community Plan goals and objectives:

- **Goal 2:** *A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.*
- **Objective 2-1:** *To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.*

The Project would contribute to the area's viable commercial development by introducing new office, retail, and restaurant uses in an appropriate infill location. The area surrounding the Project Site is urbanized and improved with a range of industrial uses, restaurants, and commercial uses contained in low-rise and mid-rise buildings. The proposed restaurant, retail, and office uses would be desirable to the public convenience and welfare and the uses are in a convenient infill location accessible to nearby residents, workers, and visitors to eat, drink, and socialize, including opportunities for live entertainment and dancing.

The Project Site is located in an established area with a compatible and complementary mix of uses, including commercial and restaurant uses, which is appropriate for the sale and dispensing of alcohol incidental to the commercial retail and restaurant uses proposed under the Project.

The ability for the Site to offer a full line of alcoholic beverages will allow the retail and restaurant uses to remain competitive with other similar uses serving the same area, as alcohol service is a common and expected by patrons as part of these commercial uses. Further, patrons are drawn to the Arts District and nearby Downtown neighborhoods due to the shopping, entertainment, and dining experiences available to them, and offering a full line of alcoholic beverages at these uses on the Project Site. The sale, dispensing, and consumption of a full-line of alcoholic beverages, in conjunction with the operations of the proposed retail and restaurant uses, would be an added amenity for residents and patrons of the Project, and will thus help to conserve and strengthen viable economic development, and support a strong and competitive commercial sector, in the

Community Plan area. Therefore, the Project substantially conforms with the purposes, intent and provisions of the General Plan and the Community Plan.

As discussed above, the Project is consistent with the surrounding development within the Community Plan area. No specific plans are applicable to the Project Site. The Project Site is located within the River Improvement Overlay Zone (RIO) and would be required to comply with the Los Angeles River Design Guidelines, which establishes best practices for designing projects located within the RIO District. The RIO Overlay Zone is silent with regards to alcohol sales. Based on the above, the requested Master Conditional Use Permit for the dispensing of alcohol would substantially conform with the purpose, intent and provisions of the General Plan and the applicable community plan.

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

The Project requests a Master Conditional Use Permit (MCUP) to allow for the sales and service of a full-line of alcoholic beverages for on-site consumption in conjunction with up to 9 commercial establishments (i.e., restaurant and retail uses). While the specific tenants or uses have not yet been identified, the Project would be limited to commercial uses permitted in the M3 Zone. The Master Conditional Use Permit provides an umbrella entitlement with general conditions that apply to up to 9 of the commercial establishments serving the Project.

The Project would provide eyes on the streets given its mix of commercial uses and would likewise conform with security measures as required by the Master Conditional Use Permit. Therefore, the request to allow the sale of alcoholic beverages for on-site consumption within up to 9 establishments in conjunction with the proposed uses would not adversely affect the welfare of the community.

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

The Subject Property is located within Census Tract 2060.51. According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, two on-site and one off-site alcoholic beverage licenses are allocated to the subject Census Tract 2060.51. Within the subject Census Tract there are currently a total of 65 active licenses, including, 55 on-site and 10 off-site sales. As such, the number of existing on-site licenses within the census tract where the Project Site is located excess ABC guidelines.

Generally, overconcentration is considered undue when the addition of a license will have adverse impacts to the surrounding neighborhood. The Project Site is located within the Arts District community of Downtown Los Angeles. This area is undergoing transition from industrial

uses to a mix of industrial, residential, and commercial uses. Restaurants and markets are essential for the economic viability of this transitional neighborhood. As a high activity entertainment, and commercial center, a high concentration of licenses is anticipated given the range and density of uses permitted. Within this urban context, the proposed establishments, permitted to sell and dispense a full line of alcoholic beverages, is generally expected and will be consistent with the character of development in the area. In such an instance, overconcentration would not be viewed as undue.

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

The area surrounding the Project Site is improved with a range of industrial uses, residential uses, restaurants, and commercial uses contained in low-rise and mid-rise buildings of varying age.

The Project is located within an established hybrid-industrial area that has experienced substantial residential and commercial growth in the past decade. The adjacent lots to the north, south, east, and west area are all zoned M3-1-RIO and improved with various warehouse & distribution centers. No detriment should be expected from the Project on these surrounding industrial uses. The establishments will be part of a high-quality, office development and all alcohol service will be within a carefully controlled environment served by responsible operators.

SITE PLAN REVIEW – ADDITIONAL FINDINGS

Pursuant to LAMC Section 16.05, for a development project that results in a net increase of 50,000 gross square feet or more of non-residential floor area. 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**

SEE GENERAL PLAN AMENDMENT FINDINGS ABOVE

- 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 Property in an hybrid industrial area near the Downtown. The adjacent lots to the north, south, east, and west area are all zoned M3-1-RIO and improved with various warehouses/distribution centers. The area has experienced substantial residential and commercial growth in the past decade. Former industrial and warehousing sites that have been redeveloped into large-scale commercial buildings are increasingly common in the area.

The Project has been designed so that all back of house uses are located within the interior of the Project, away from adjacent uses, and screened from public view.

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

The Project is for the construction, use, and maintenance of a new commercial office building that will be used for office and retail uses. The Project does not have a proposed residential component. Therefore, it is not required to provide recreational and service amenities.

1811 SACRAMENTO ST

07/15/2022

Perkins&Will

1811 SACRAMENTO ST
LOS ANGELES, CA 90021

ENTITLEMENT DRAWINGS

CITY OF LOS ANGELES

OWNER	ARCHITECT	INTERIOR DESIGN	STRUCTURAL	MEP	CIVIL	LANDSCAPING	WAYFINDING
SCD 1811 SACRAMENTO LLC 633 W. 5TH STREET, FLOOR 68 LOS ANGELES, CA 90071, UNITED STATES	PERKINS&WILL 617 W 7TH ST #12 LOS ANGELES, CA 90017	PERKINS&WILL 617 W 7TH ST #12 LOS ANGELES, CA 90017	DCI ENGINEERS 523 W 6TH ST SUITE 616 LOS ANGELES, CA 90014	ARUP 900 WILSHIRE BLVD 19TH FLOOR LOS ANGELES, CA 90017	KPFF 700 S FLOWER ST SUITE 2100 LOS ANGELES, CA 90017	AGENCY ARTIFACT 5522 W PICO BLVD LOS ANGELES, CA 90019	FOUND. 1013 S. LOS ANGELES ST. 9F LOS ANGELES, CA 90015

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OWNER
SCD 1811 SACRAMENTO LLC

FACILITY

CONTRACTOR



PROJECT SITE

VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
G00-01	PROJECT INFORMATION
G00-02	FLOOR AREA DIAGRAMS
G00-03	SITE SURVEY
G00-04	PLOT PLAN
LANDSCAPE	
L02-00_	LEVEL 1 LANDSCAPE PLAN
L02-01_	LEVEL 7 LANDSCAPE PLAN
L02-02_	LEVEL 15 LANDSCAPE PLAN
ARCHITECTURAL	
A01-01_	ARCHITECTURAL SITE PLAN
A10-01_	OVERALL PLAN - LEVEL 01
A10-02_	OVERALL PLAN - LEVEL 02
A10-03_	OVERALL PLAN - LEVEL 03
A10-04_	OVERALL PLAN - LEVEL 04
A10-05_	OVERALL PLAN - LEVEL 05
A10-06_	OVERALL PLAN - LEVEL 06
A10-07_	OVERALL PLAN - LEVEL 07
A10-08_	OVERALL PLAN - LEVEL 08
A10-09_	OVERALL PLAN - LEVEL 09
A10-10_	OVERALL PLAN - LEVEL 10
A10-11_	OVERALL PLAN - LEVEL 11
A10-12_	OVERALL PLAN - LEVEL 12
A10-13_	OVERALL PLAN - LEVEL 13
A10-14_	OVERALL PLAN - LEVEL 14
A10-15_	OVERALL PLAN - LEVEL 15
A10-16_	MECHANICAL PENTHOUSE
A10-17_	PENTHOUSE ROOF PLAN
A20-01_	EXTERIOR ELEVATIONS
A20-02_	EXTERIOR ELEVATIONS
A20-03_	EXTERIOR ELEVATIONS
A30-01_	SECTION EAST - WEST
A30-02_	SECTION NORTH - SOUTH
A40-01_	RENDERINGS

LEGAL DESCRIPTION

PARCEL 1:

LOTS 27 TO 34 INCLUSIVE, IN BLOCK 2 OF THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGES 93 TO 95, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THOSE PORTIONS OF LOTS 19 TO 26 INCLUSIVE, IN SAID BLOCK 2 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE SOUTHERLY LINE IN SAID BLOCK 2, AS SHOWN ON SAID MAP, DISTANT THEREON NORTH 61 DEGREES 17 MINUTES 00 SECONDS WEST 385.10 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 28 BLOCK 2, THENCE SOUTH 62 DEGREES 19 MINUTES 00 SECONDS EAST, 75.91 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 884.64 FEET, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 9 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 110.43 FEET; THENCE SOUTH 53 DEGREES 04 MINUTES 30 SECONDS EAST, TANGENT TO SAID CURVE, 139.80 FEET TO THE SOUTHERLY LINE OF SAID LOT 28, THENCE SOUTH 80 DEGREES 33 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID LOT 26.

PARCEL 2:

LOTS 35 AND 36 IN BLOCK 2, "THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT", IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGES 93 TO 95, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOTS 35 AND 36 LYING WITHIN THE BOUNDARIES OF TRACT NO. 28181, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 795, PAGES 80 AND 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OF THE MINERALS, AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS, AND OTHER HYDROCARBON SUBSTANCES, AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID PARCELS OF LAND, TO EXPLORE FOR, EXTRACT, MINE OR REMOVE THE SAME, AND TO MAKE SUCH USE OF THE SAID PARCELS OF LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, BORING, DIGGING OR SINKING OF WELLS, SHAFTS OR TUNNELS, WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID PARCELS OF LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, AND WITHOUT THE RIGHT TO DISTURB THE SURFACE OF SAID PARCELS OF LAND OR ANY IMPROVEMENTS THEREON, AS EXCEPTED IN THE DEED FROM SOUTHERN PACIFIC COMPANY, A DELAWARE CORPORATION, RECORDED APRIL 11, 1967 AS INSTRUMENT NO. 503 IN BOOK D-3609 PAGE 848, OFFICIAL RECORDS.

PARCEL 3:

THE SOUTHERLY HALF OF THAT CERTAIN ALLEY, 15 FEET WIDE, AS SHOWN ON THE MAP OF THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGES 93 THROUGH 95, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ADJOINING LOTS 1 THROUGH 36, IN BLOCK 2 OF SAID THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT, BOUNDED WESTERLY BY THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WESTERLY 1/2 FEET OF LOT 18 OF SAID BLOCK 2, AND BOUNDED ON THE EASTERLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINES OF THE EASTERLY 12 FEET OF LOT 1 OF SAID BLOCK 2, AS VACATED BY RESOLUTION NO. 86-21732 RECORDED JUNE 25, 1987 AS INSTRUMENT NO. 87-1011990, OF OFFICIAL RECORDS, THAT WOULD PASS WITH THE LEGAL CONVEYANCE OF LOTS 19 THROUGH 36, INCLUSIVE, OF SAID BLOCK 2, BY OPERATION OF LAW.

APN: 5166-030-008 (AFFECTS LOTS 19 TO 28 OF PARCEL 1 AND PORTION OF PARCEL 3)
5166-030-009 (AFFECTS PARCEL 2, LOTS 29 THROUGH 34 OF PARCEL 1 AND PORTION OF PARCEL 3)

PARKING SUMMARY

# OF PARKING SPACES: (LAMC 12.21 A.4(c))	MIN REQUIRED	PROVIDED			
OFFICE:	1 PER 500 SF				
RESTAURANT:	1 PER 500 SF PER ENTERPRISE ZONE SECTION 12.21 A. 4. (X)				
RETAIL:	1 PER 500 SF PER ENTERPRISE ZONE SECTION 12.21 A. 4. (X)				
TOTAL:	582 STALLS (290,900 / 500) (INCLUDES 12 HC STALLS REQUIRED PER TOTAL NUMBER PARKING SPACES PROVIDED IN PARKING FACILITY OF 501-1000)	582 STALLS (INCLUDES 12 HC STALLS)			
EV CHARGING STATIONS (EVCS): (ORDINANCE 186485 99.05. 106.5.3.6)	10% OF TOTAL NUMBER OF PARKING SPACES (0.1 x 582 = 59)	59 EVCS			
EV STALLS (EV): (ORDINANCE 186485 99.05. 106.5.3.6)	30% OF TOTAL NUMBER OF PARKING SPACES (0.3 x 582 = 59)	175 EVCS			
LEVEL	COMPACT*	STANDARD	STACKER(CO)*	STACKER(ST)	TOTAL
LEVEL 01	0	0	12	12	24
LEVEL 02	3	0	31	0	34 (12 HC)
LEVEL 03	0	0	50	80	130
LEVEL 04	0	0	50	80	130
LEVEL 05	0	0	50	80	130
LEVEL 06	0	0	52	82	134
TOTAL					582

*COMPACT STALLS CONSIST OF 40% OR LESS OF TOTAL PARKING STALLS

# OF BICYCLE PARKING: (LAMC 12.03 TABLE 12.21 A.16(a)(2))	MIN REQUIRED	PROVIDED
	SHORT TERM: 1 / 10,000 SF LONG TERM: 1 / 5,000 SF	30 SPACES 59 SPACES

PROJECT DESCRIPTION

PROJECT INCLUDES THE REMOVAL OF EXISTING WAREHOUSE BUILDINGS WITH ASSOCIATED PARKING AND LOADING AREAS AND THE CONSTRUCTION OF A NEW 15-STORY MULTI-USE BUILDING. THE NEW BUILDING INCLUDES 305,500 SF OF INTERIOR GROSS FLOOR AREA, 69,900 SF OF EXTERIOR GROSS FLOOR AREA, 173,100 GSF OF PARKING, AND 13,400 SF OF PUBLIC AMENITY DECK.

GSF SUMMARY	TOTALS
PARKING	173,100 GSF
INTERIOR FLOOR AREA	305,500 GSF
EXTERIOR FLOOR AREA	69,900 GSF
PUBLIC AMENITY DECK	13,400 GSF

CONSTRUCTION OF A TYPE I-A BUILDING WITH 15 LEVELS ABOVE GRADE. THE PROJECT PROVIDES 277,700 SF OF TOTAL OFFICE SPACE INCLUDING 232,500 SF OF INTERIOR OFFICE SPACE AND 45,200 SF OF EXTERIOR COVERED OFFICE SPACE. THE PROJECT ALSO PROVIDES 5,200 SF OF RETAIL MAKER SPACE, 8,000 SF OF RESTAURANT / CAFE. THE PROJECT PROVIDES 582 PARKING STALLS.

EXTERIOR, OPEN TO SKY AREAS INCLUDE 25,500 SF OF EXTERIOR (UNCOVERED) OFFICE, 2,100 SF OF OUTDOOR DINING, 3,000 SF OF ROOFTOP DECK, AND 10,900 SF OF OUTDOOR AMENITY DECK.

FAR AREA SUMMARY	TOTALS
INTERIOR OFFICE	232,500 SF
EXTERIOR COVERED OFFICE	45,200 SF
RETAIL / MAKER SPACE	5,200 SF
RESTAURANT / CAFE	8,000 SF
TOTAL	290,900 SF

NON-FAR AREA SUMMARY

OUTDOOR DINING (OPEN TO SKY)	2,100 SF
EXTERIOR OFFICE (OPEN TO SKY)	19,200 SF
OUTDOOR AMENITY DECK (OPEN TO SKY)	10,900 SF
TOTAL	32,200 SF

CODES / LAWS

- CODES/LAWS:

JURISDICTION:	CITY OF LOS ANGELES
REFERENCE: (CODE / GUIDELINE / REGULATION)	- DTLA 2040 - CITY OF LOS ANGELES MUNICIPAL CODE ("LAMC") - CALIFORNIA BUILDING CODE 2022, TITLE 24, PARTS 1 THROUGH 12 (CBC) - CITY OF LOS ANGELES BUILDING CODE 2023 ("LABC") - CITY OF LOS ANGELES FIRE CODE ("LAFCD") - CITY OF LOS ANGELES PLUMBING CODE ("LAPC") - CITY OF LOS ANGELES MECHANICAL CODE ("LAMCC") - CITY OF LOS ANGELES ELECTRICAL CODE ("LAEC") - CITYWIDE DESIGN GUIDELINE (ADOPTED BY CPC OCT 24, 2019) - MOBILITY PLAN 2035 - LADCP - COMPLETE STREETS DESIGN GUIDE - LADCP - CENTRAL CITY NORTH COMMUNITY PLAN - RIVER IMPLEMENTATION OVERLAY - ORDINANCES AVAILABLE THROUGH THE CITY CLERK AND ARCHIVES - PLANNING CASES AVAILABLE THROUGH THE PLANNING CASE TRACKING SYSTEM - BUILDING PERMITS AVAILABLE THROUGH THE CITY'S RECORDS CENTER

SITE MAP N.T.S.

VICINITY MAP N.T.S.

PROJECT DATA

- PROPERTY INFORMATION:

ASSESSOR'S PARCEL NO:	5166-030-008 (AFFECTS LOTS 19 TO 28 OF PARCEL 1 AND PORTION OF PARCEL 3) 5166-030-009 (AFFECTS PARCEL 2, LOTS 29 THROUGH 34 OF PARCEL 1 AND PORTION OF PARCEL 3)
ADDRESS:	1811 SACRAMENTO ST, LOS ANGELES, CA 90021 AND 1727, 1731, 1735, 1801, 1805, 1815, 1817, 1821, 1825, 1829 E SACRAMENTO STREET
EXISTING PROPERTY ZONING:	M3-1-RIO HEAVY MANUFACTURING
PROPERTY REZONING:	(T)Q(M)3-2D-RIO
LOT AREA (PRE-DEDICATION):	76,739 GSF
LOT AREA (POST-DEDICATION):	74,277 NSF

- FLOOR AREA RATIO:

LOT AREA:	MAX ALLOWED	PROVIDED
74,277 SF		
FLOOR AREA RATIO:	6.0 : 1	3.92 (290,900 / 74,277)
FLOOR AREA:	446,662 SF (6 X 74,277)	290,900 SF

- BUILDING INFORMATION:

MAIN OCCUPANCY:	B (OFFICE)	
CONSTRUCTION TYPE:	TYPE I-A	
SPRINKLERED:	YES	
HEIGHT: (LAMC 12.21.5)	NO LIMIT	MAX ALLOWED NO LIMIT
STORIES:	NO LIMIT	PROVIDED 232
SETBACKS:		15 ABOVE GRADE
FRONT	PRIMARY STREET	SIDE STREET
SIDE	0 FEET	0 FEET
REAR	0 FEET	0 FEET

ENTITLEMENT DRAWINGS 07/15/2022

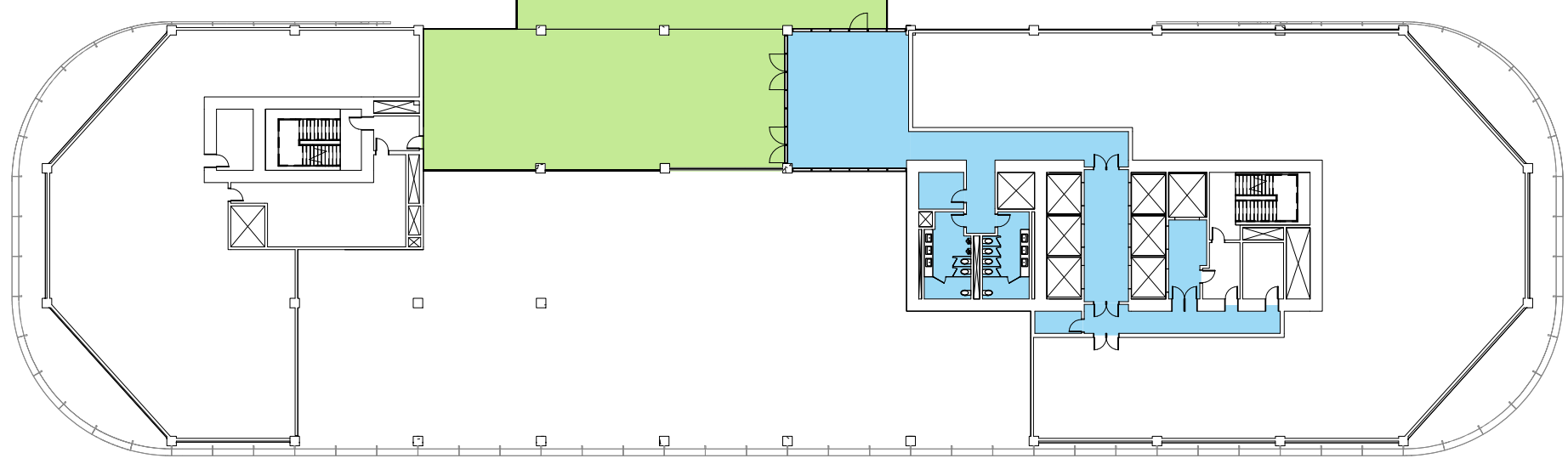
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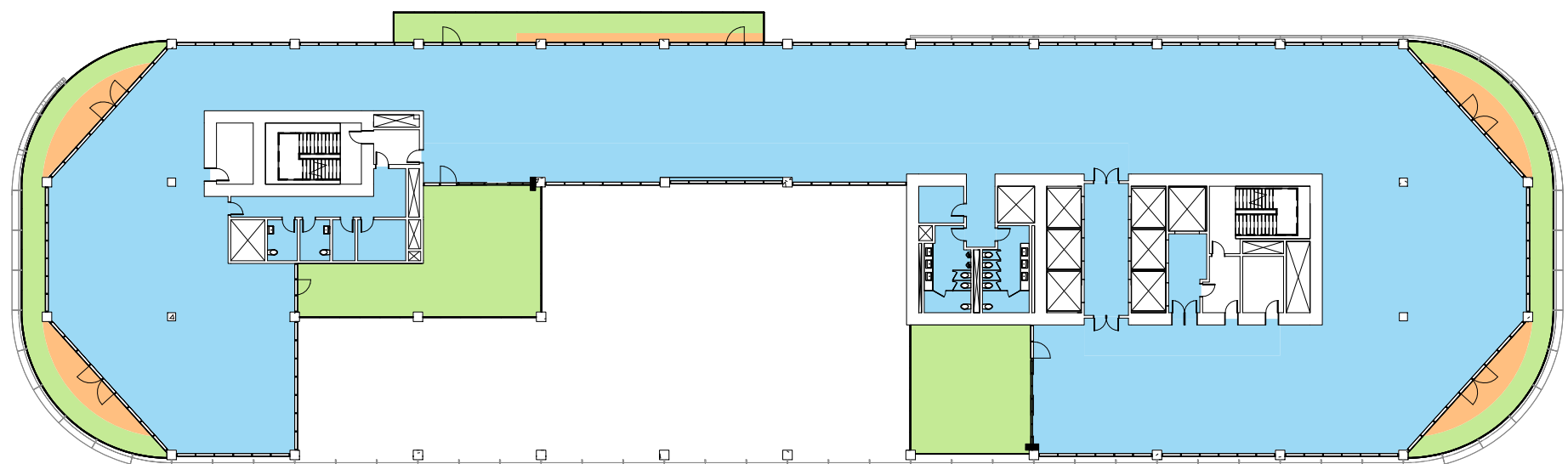
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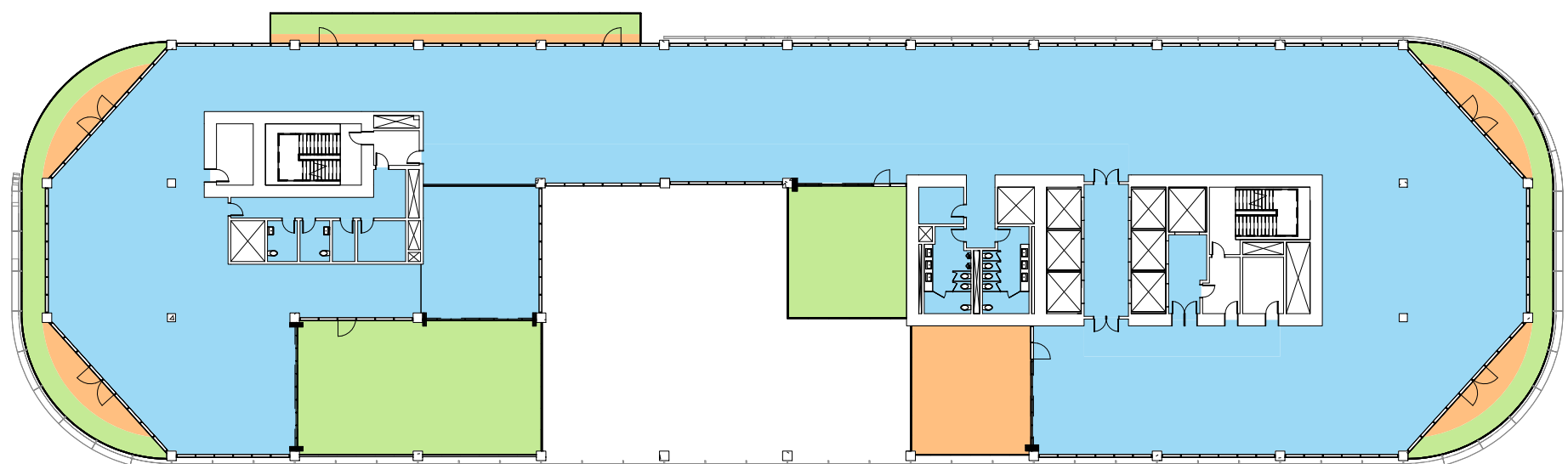
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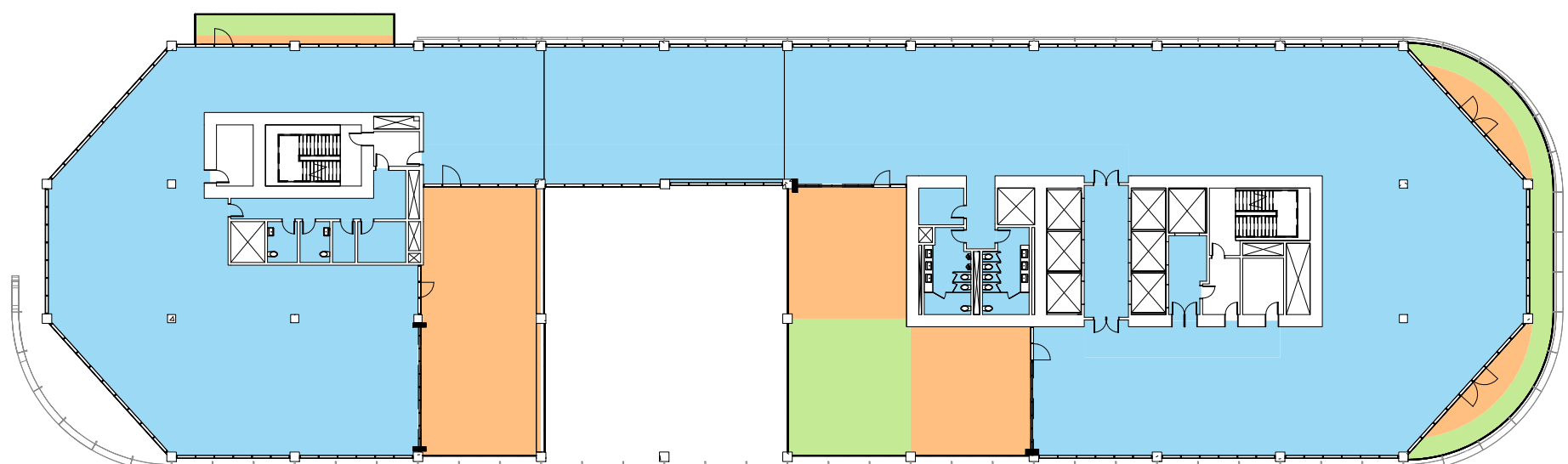
15 LEVEL 15 FLOOR AREA DIAGRAM
1" = 40'-0"



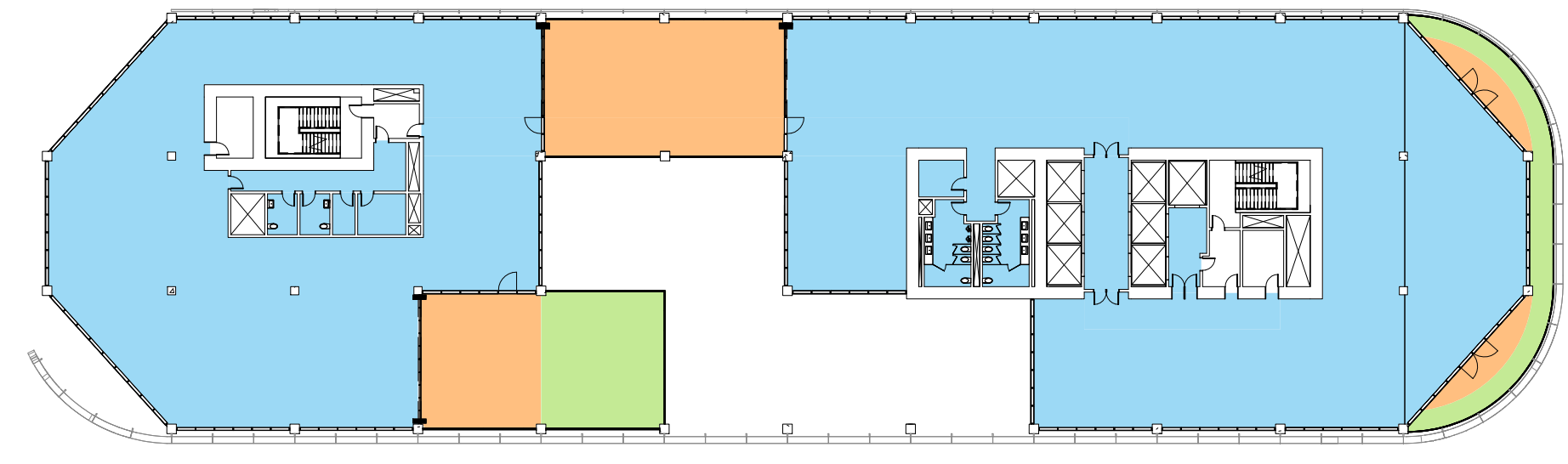
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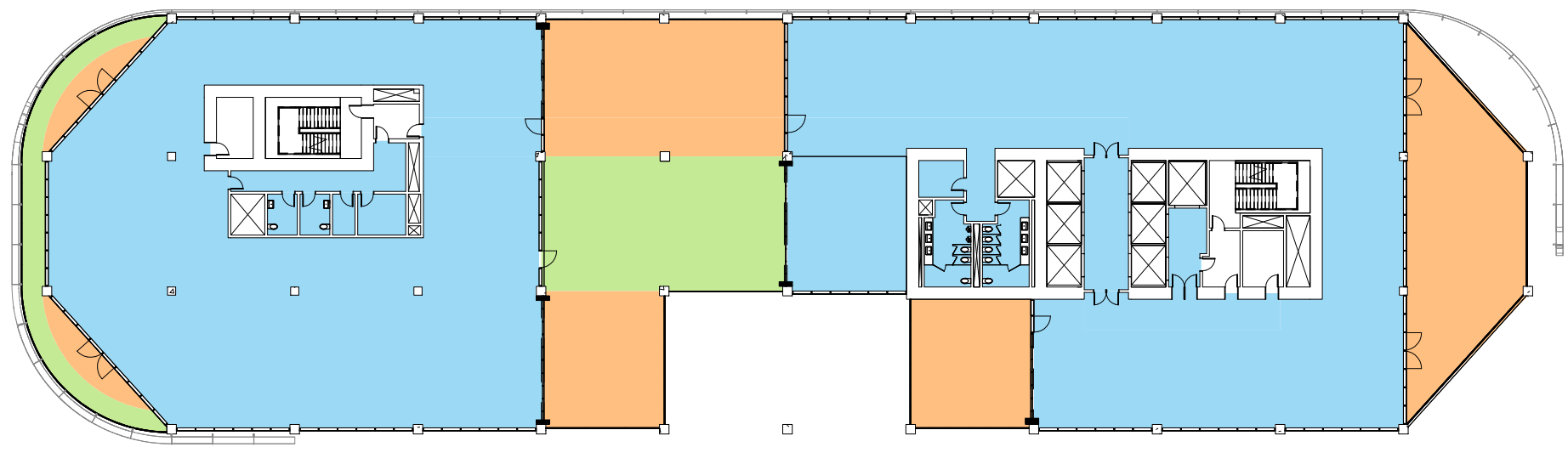
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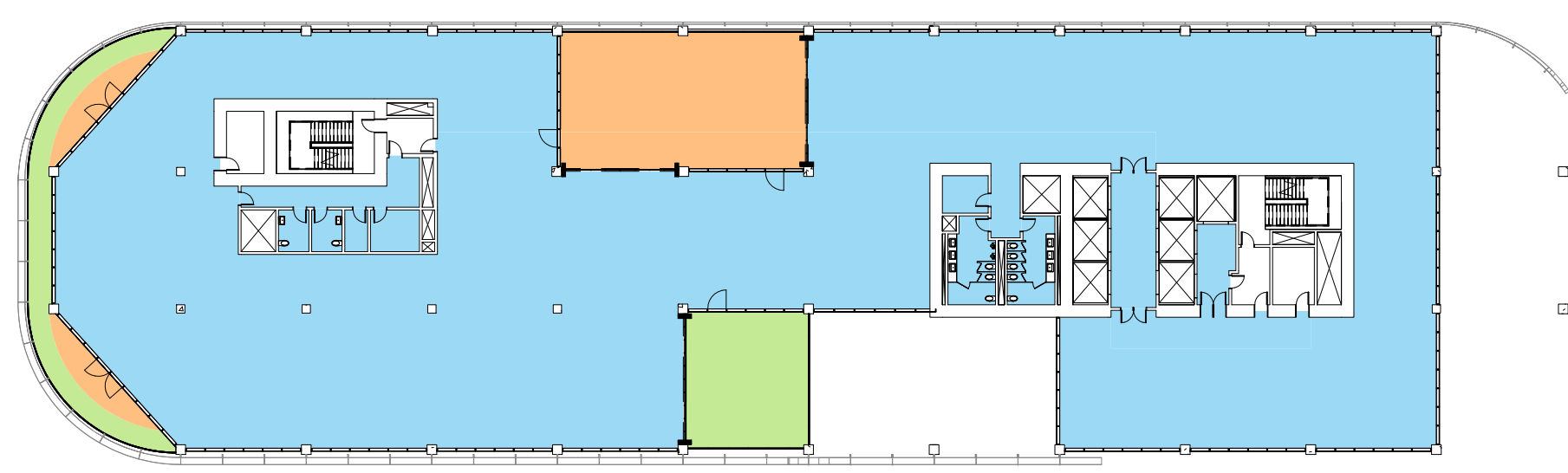
12 LEVEL 12 FLOOR AREA DIAGRAM
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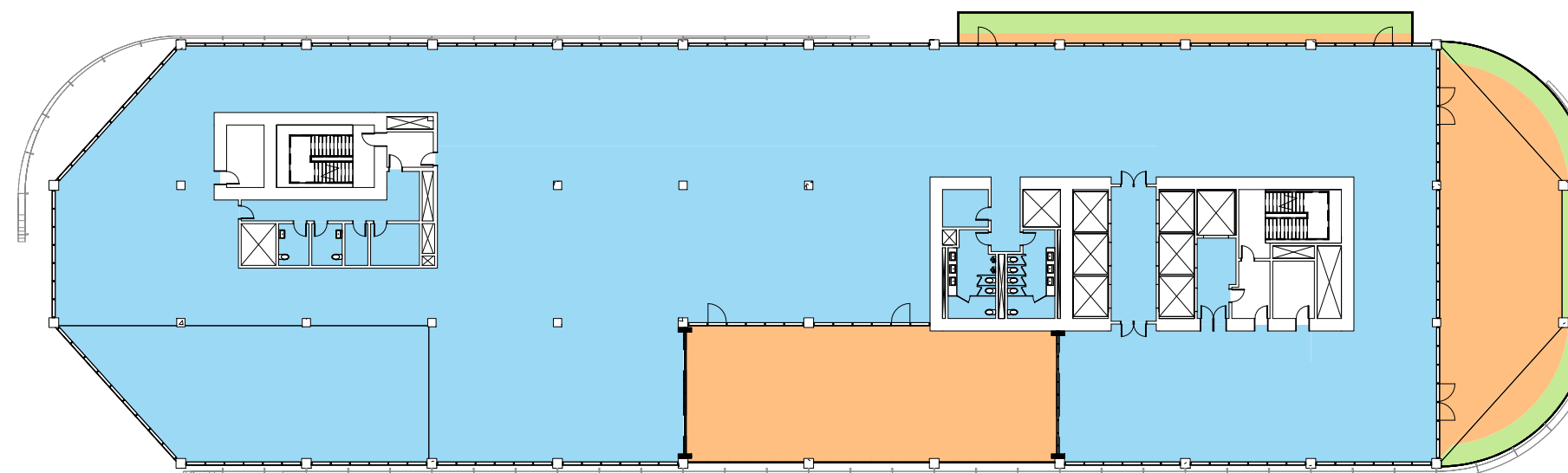
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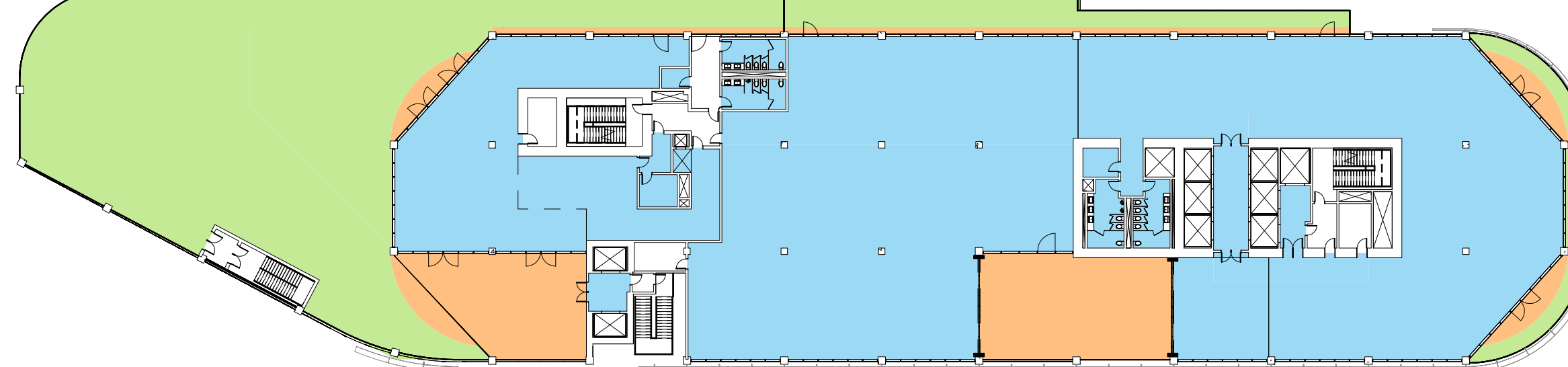
10 LEVEL 10 FLOOR AREA DIAGRAM
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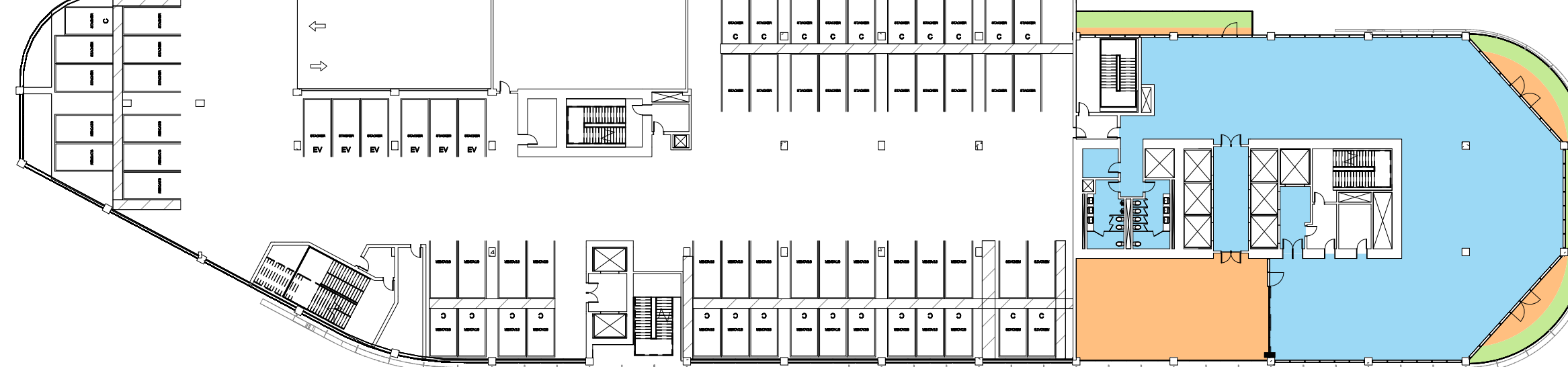
9 LEVEL 09 FLOOR AREA DIAGRAM
1" = 40'-0"



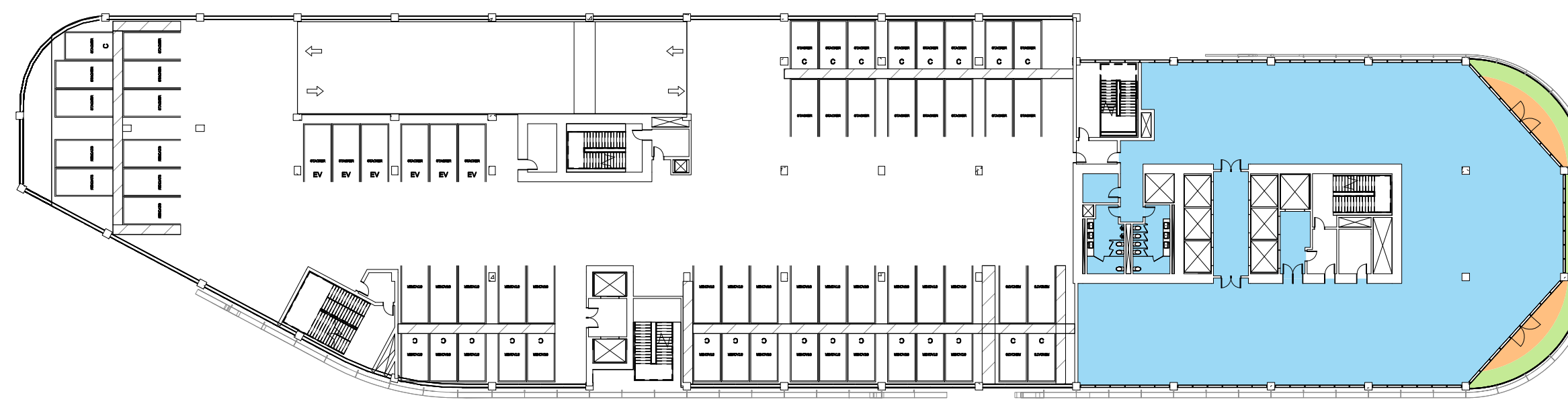
8 LEVEL 08 FLOOR AREA DIAGRAM
1" = 40'-0"



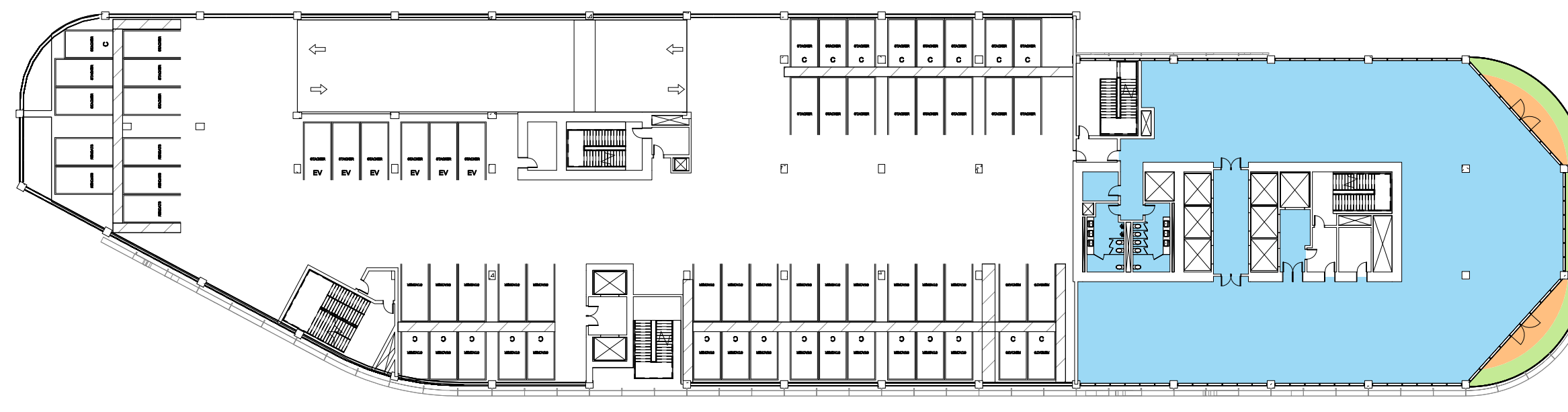
7 LEVEL 07 FLOOR AREA DIAGRAM
1" = 40'-0"



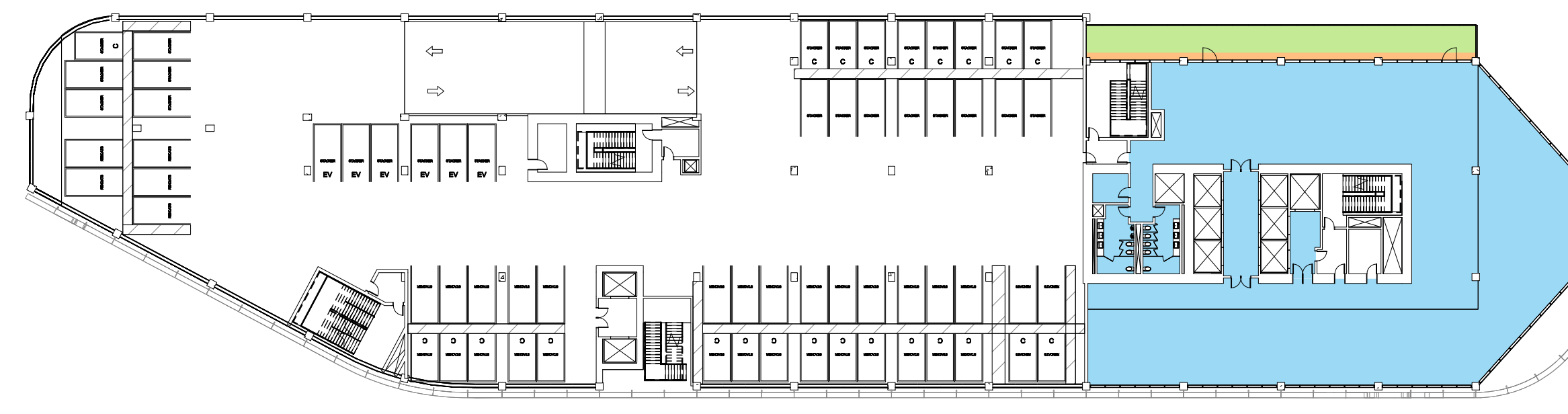
6 LEVEL 06 FLOOR AREA DIAGRAM
1" = 40'-0"



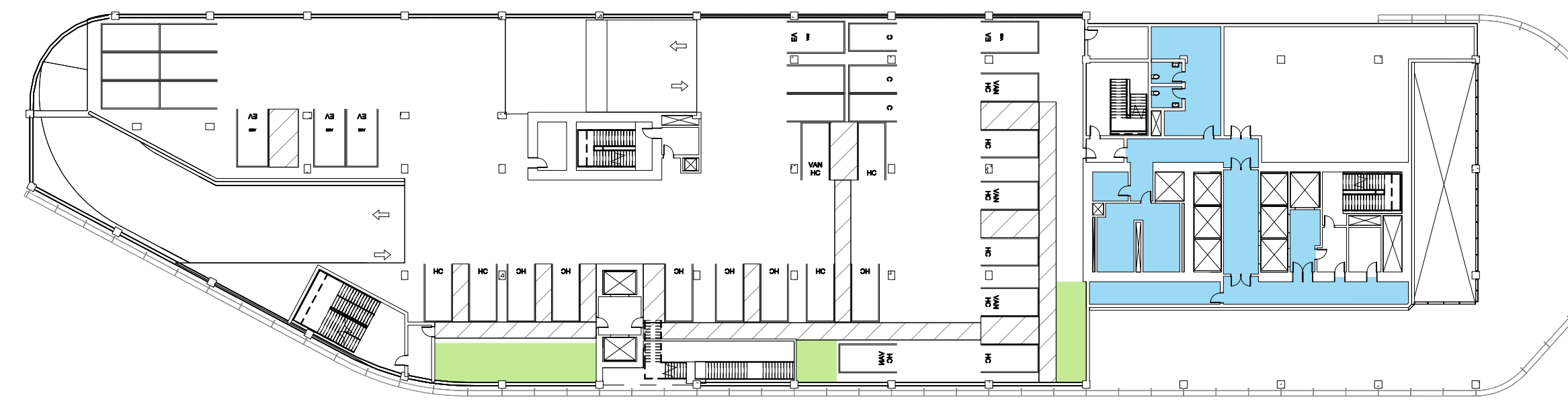
5 LEVEL 05 FLOOR AREA DIAGRAM
1" = 40'-0"



4 LEVEL 04 FLOOR AREA DIAGRAM
1" = 40'-0"



3 LEVEL 03 FLOOR AREA DIAGRAM
1" = 40'-0"



2 LEVEL 02 FLOOR AREA DIAGRAM
1" = 40'-0"



1 LEVEL 01 FLOOR AREA DIAGRAM
1" = 40'-0"

MEASUREMENT (PER LAMC 12.03 AMENDED BY ORD. NO. 182,386, EFF. 3/13/13):

FLOOR AREA: THE 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 DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS AND BASEMENT STORAGE AREAS.

FLOOR AREA PLAN LEGEND

FAR

- INTERIOR PROGRAMMED SPACE COUNTED IN FLOOR AREA RATIO (OFFICE, COMMERCIAL, RESTAURANT, MAKERSPACE, ROOFTOP LOUNGE)
- EXTERIOR PROGRAMMED SPACE COUNTED IN FLOOR AREA RATIO (COVERED) (EXTERIOR OFFICE, GALLERY, LEVEL 07 LOBBY)

NON-FAR

- EXTERIOR PROGRAMMED SPACE NOT COUNTED IN FLOOR AREA RATIO (OPEN TO SKY) AND BIKE PARKING AREAS (EXTERIOR OFFICE, LEVEL 07 AMENITY DECK, ROOF AMENITY DECK, 5' BALCONY, BIKE PARKING)

FLOOR AREA SCHEDULE:

LEVEL		AREA (SF)
1ST FLOOR	MAKER SPACE	5,200 SF
1ST FLOOR	CAFE (INTERIOR / COVERED)	4,100 SF
1ST FLOOR	LOBBY / GALLERY	8,300 SF
1ST FLOOR	BUILDING SUPPORT (NON-MECH.)	4,100 SF
2ND FLOOR	BUILDING SUPPORT (NON-MECH.)	2,900 SF
3RD FLOOR	INTERIOR OFFICE	10,900 SF
3RD FLOOR	EXTERIOR COVERED OFFICE	500 SF
4TH FLOOR	INTERIOR OFFICE	10,900 SF
4TH FLOOR	EXTERIOR COVERED OFFICE	500 SF
5TH FLOOR	INTERIOR OFFICE	10,900 SF
5TH FLOOR	EXTERIOR COVERED OFFICE	500 SF
6TH FLOOR	INTERIOR OFFICE	8,800 SF
6TH FLOOR	EXTERIOR COVERED OFFICE	2,300 SF
7TH FLOOR	INTERIOR OFFICE	21,600 SF
7TH FLOOR	EXTERIOR COVERED OFFICE	3,000 SF
7TH FLOOR	LEVEL 07 LOBBY	2,100 SF
7TH FLOOR	RESTAURANT	3,900 SF
8TH FLOOR	INTERIOR OFFICE	25,300 SF
8TH FLOOR	EXTERIOR COVERED OFFICE	5,600 SF
9TH FLOOR	INTERIOR OFFICE	23,300 SF
9TH FLOOR	EXTERIOR COVERED OFFICE	2,400 SF
10TH FLOOR	INTERIOR OFFICE	20,300 SF
10TH FLOOR	EXTERIOR COVERED OFFICE	6,500 SF
11TH FLOOR	INTERIOR OFFICE	21,300 SF
11TH FLOOR	EXTERIOR COVERED OFFICE	3,400 SF
12TH FLOOR	INTERIOR OFFICE	21,400 SF
12TH FLOOR	EXTERIOR COVERED OFFICE	4,400 SF
13TH FLOOR	INTERIOR OFFICE	21,500 SF
13TH FLOOR	EXTERIOR COVERED OFFICE	1,900 SF
14TH FLOOR	INTERIOR OFFICE	20,000 SF
14TH FLOOR	EXTERIOR COVERED OFFICE	900 SF
15TH FLOOR	ROOF LOUNGE	1,000 SF
15TH FLOOR	SUPPORT SPACE (NON-MECH.)	1,500 SF
TOTAL FLOOR AREA		290,900 SF

FLOOR AREA DIAGRAMS



Perkins&Will

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Los Angeles, CA 90017
(213) 270-5400
(213) 270-5410
www.perkinswill.com

CONSULTANTS

ARCHITECT: KPFF
100 S FLOWER ST SUITE 2100 LOS ANGELES, CA 90017
STRUCTURAL: SD ENGINEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA 90014
MEP: ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS ANGELES, CA 90017
LANDSCAPING: AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA 90019

OWNER

SCD 181 SACRAMENTO LLC

FACILITY

CONTRACTOR

PROJECT

1811 Sacramento St

1811 SACRAMENTO ST
LOS ANGELES, CA 90021

SKANSKA

KEYPLAN

ISSUE CHART

ENTITLEMENT DRAWINGS 07/15/2022

000001 000002 000003 000004 000005 000006 000007 000008 000009 000010 000011 000012 000013 000014 000015 000016 000017 000018 000019 000020 000021 000022 000023 000024 000025 000026 000027 000028 000029 000030 000031 000032 000033 000034 000035 000036 000037 000038 000039 000040 000041 000042 000043 000044 000045 000046 000047 000048 000049 000050 000051 000052 000053 000054 000055 000056 000057 000058 000059 000060 000061 000062 000063 000064 000065 000066 000067 000068 000069 000070 000071 000072 000073 000074 000075 000076 000077 000078 000079 000080 000081 000082 000083 000084 000085 000086 000087 000088 000089 000090 000091 000092 000093 000094 000095 000096 000097 000098 000099 000100 000101 000102 000103 000104 000105 000106 000107 000108 000109 000110 000111 000112 000113 000114 000115 000116 000117 000118 000119 000120 000121 000122 000123 000124 000125 000126 000127 000128 000129 000130 000131 000132 000133 000134 000135 000136 000137 000138 000139 000140 000141 000142 000143 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001002 001003 001004 001005 001006 001007 001008 001009 001010 001011 001012 001013 001014 001015 001016 001017 001018 001019 001020 001021 001022 001023 001024 001025 001026 001027 001028 001029 001030 001031 001032 001033 001034 001035 001036 001037 001038 001039 001040 001041 001042 001043 001044 001045 001046 001047 001048 001049 001050 001051 001052 001053 001054 001055 001056 001057 001058 001059 001060 001061 001062 001063 001064 001065 001066 001067 001068 001069 001070 001071 001072 001073 001074 001075 001076 001077 001078 001079 001080 001081 001082 001083 001084 001085 001086 001087 001088 001089 001090 001091 001092 001093 001094 001095 001096 001097 001098 001099 001100 001101 001102 001103 001104 001105 001106 001107 001108 001109 001110 001111 001112 001113 001114 001115 0011

CONSULTANTS

SKANSKA
KPF
100 S FLOWER ST SUITE 2100 LOS ANGELES, CA 90017
STRUCTURAL
DOENGEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA 90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS ANGELES, CA 90017
LANDSCAPE
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA 90019

OWNER

SCD 1811 SACRAMENTO LLC

FACILITY

CONTRACTOR

PROJECT

1811 Sacramento St

1811 SACRAMENTO ST
LOS ANGELES, CA 90021

SKANSKA

KEYPLAN

ISSUE CHART

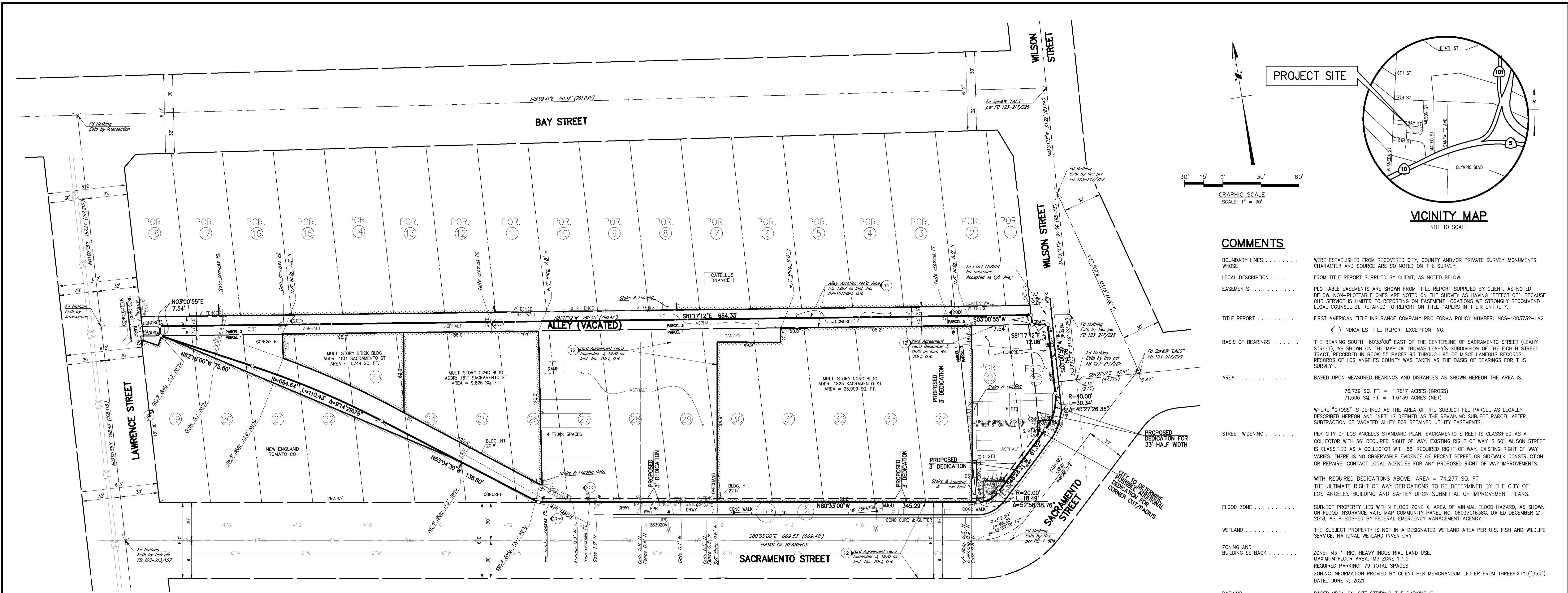
ENTITLEMENT
DRAWINGS
07/15/2022

ISSUED
Job Number
DATE

SITE SURVEY

SHEET NUMBER

G00-03



COMMENTS

BOUNDARY LINES WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
LEGAL DESCRIPTION FROM TITLE REPORT SUPPLIED BY CLIENT, AS NOTED BELOW.
EASEMENTS PLOTTABLE EASEMENTS ARE SHOWN FROM TITLE REPORT SUPPLIED BY CLIENT, AS NOTED BELOW. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF" BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
TITLE REPORT FIRST AMERICAN TITLE INSURANCE COMPANY PRO FORMA POLICY NUMBER: NCS-1003732-LA2.
..... INDICATES TITLE REPORT EXCEPTION. NO.

BASIS OF BEARINGS THE BEARING SOUTH 80°33'00" EAST OF THE CENTERLINE OF SACRAMENTO STREET (LEAHY STREET), AS SHOWN ON THE MAP OF THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT, RECORDED IN BOOK 55 PAGES 93 THROUGH 95 OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
AREA BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON THE AREA IS:
76,739 SQ. FT. = 1.7617 ACRES (GROSS)
71,608 SQ. FT. = 1.6439 ACRES (NET).

STREET WIDENING WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL AFTER SUBTRACTION OF VACATED ALLEY FOR RETAINED UTILITY EASEMENTS.
PER CITY OF LOS ANGELES STANDARD PLAN, SACRAMENTO STREET IS CLASSIFIED AS A COLLECTOR WITH 66' REQUIRED RIGHT OF WAY. EXISTING RIGHT OF WAY IS 60'. WILSON STREET IS CLASSIFIED AS A COLLECTOR WITH 66' REQUIRED RIGHT OF WAY. EXISTING RIGHT OF WAY VARIES. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. CONTACT LOCAL AGENCIES FOR ANY PROPOSED RIGHT OF WAY IMPROVEMENTS.
WITH REQUIRED DEDICATIONS ABOVE: AREA = 74,277 SQ. FT.
THE ULTIMATE RIGHT OF WAY DEDICATIONS TO BE DETERMINED BY THE CITY OF LOS ANGELES BUILDING AND SAFETY UPON SUBMITTAL OF IMPROVEMENT PLANS.

FLOOD ZONE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C0386, DATED DECEMBER 21, 2018, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
WETLAND THE SUBJECT PROPERTY IS NOT IN A DESIGNATED WETLAND AREA PER U.S. FISH AND WILDLIFE SERVICE, NATIONAL WETLAND INVENTORY.

ZONING AND BUILDING SETBACK ZONE: M3-1-RD, HEAVY INDUSTRIAL LAND USE.
MAXIMUM FLOOR AREA: M3 ZONE 1:1.5
REQUIRED PARKING: 79 TOTAL SPACES
ZONING INFORMATION PROVIDED BY CLIENT PER MEMORANDUM LETTER FROM THREE6TY ("360") DATED JUNE 7, 2021.

PARKING BASED UPON ON-SITE STRIPING, THE PARKING IS:
REGULAR SPACES 13
TRUCK SPACES 4
TOTAL SPACES 17

EARTH WORK THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

EFFECT OF TAXES AND ASSESSMENTS, GENERAL AND SPECIAL AND LIEN OF SUPPLEMENTAL TAXES

EFFECT OF OIL AND GAS LEASE RECORDED OCTOBER 23, 1959 AS INSTRUMENT NO. 4744 IN BOOK M379, PAGE 72, O.R. NOT PLOTTABLE.

EFFECT OF COVENANT AND AGREEMENT REQUIRING A 60 FOOT SIDEYARD RECORDED DECEMBER 3, 1970 AS INSTRUMENT NO. 3193, O.R. AFFECTS LOTS 29 THROUGH 34 OF PARCEL 1 & 2. PLOTTED HEREON.

EFFECT OF AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED DECEMBER 3, 1970 AS INSTRUMENT NO. 3194 AND OCTOBER 8, 1971 AS INSTRUMENT NO. 2771, BOTH O.R. AFFECTS LOTS 29 THROUGH 34 OF PARCEL 1 & 2 AND LOTS 19 THROUGH 28 OF PARCEL 1, NOT PLOTTABLE.

EFFECT OF THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN ALLEY AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JUNE 25, 1987 AS INSTRUMENT NO. 87-1011990, O.R. AFFECTS ALL PARCELS. PLOTTED HEREON.

EFFECT OF WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

EFFECT OF RIGHTS AS TENANTS, AS TENANTS ONLY, WITH NO OPTIONS TO PURCHASE OR RIGHT OF FIRST REFUSAL OVER ANY PORTION OF SAID LAND, PURSUANT TO THE ATTACHED RENT ROLL.

EFFECT OF ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY VINCENT LUNGARI - PLS 9437 FOR PSOMAS ON MARCH 6, 2020, DESIGNATED 15CD010200 T100.

A. NORTHEAST FACE OF ADJOINING BUILDING ENCROACHES INTO THE MOST WESTERLY CORNER OF THE PROPERTY BY 0.3 FEET.
B. RAILROAD TRACK CROSSES SOUTHERLY PROPERTY LINE.
C. SIGN CROSSES SOUTHERLY PROPERTY LINE.
D. GATES CROSSES NORTHERLY PROPERTY LINE.

NOTE: ITEMS 1,2,3,4,5,6,8,9,16 AND 17 HAVE BEEN INTENTIONALLY DELETED.

LEGAL DESCRIPTION

PARCEL 1:
LOTS 27 TO 34 INCLUSIVE, IN BLOCK 2 OF THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGES 93 TO 95, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THOSE PORTIONS OF LOTS 19 TO 26 INCLUSIVE, IN SAID BLOCK 2 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 15 FOOT WIDE ALLEY IN SAID BLOCK 2, AS SHOWN ON SAID MAP, DISTANT THEREON NORTH 81 DEGREES 17 MINUTES 00 SECONDS WEST 385.10 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 26 BLOCK 2; THENCE SOUTH 82 DEGREES 19 MINUTES 00 SECONDS EAST, 75.91 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 684.64 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 9 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 110.43 FEET; THENCE SOUTH 53 DEGREES 04 MINUTES 30 SECONDS EAST, TANGENT TO SAID CURVE, 138.60 FEET TO THE SOUTHERLY LINE OF SAID LOT 26; THENCE SOUTH 80 DEGREES 33 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID LOT 26.

PARCEL 2:
LOTS 35 AND 36 IN BLOCK 2, "THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT", IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGES 93 TO 95, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOTS 35 AND 36 LYING WITHIN THE BOUNDARIES OF TRACT NO. 28191, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 795, PAGES 80 AND 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OF THE MINERALS, AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS, AND OTHER HYDROCARBON SUBSTANCES, AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID PARCELS OF LAND, TO EXPLORE FOR, EXTRACT, MINE OR REMOVE THE SAME, AND TO MAKE SUCH USE OF THE SAID PARCELS OF LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, BORING, DIGGING OR SINKING OF WELLS, SHAFTS OR TUNNELS, WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID PARCELS OF LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, AND WITHOUT THE RIGHT TO DISTURB THE SURFACE OF SAID PARCELS OF LAND OR ANY IMPROVEMENTS THEREON, AS EXCEPTED IN THE DEED FROM SOUTHERN PACIFIC COMPANY, A DELAWARE CORPORATION, RECORDED APRIL 11, 1967 AS INSTRUMENT NO. 503 IN BOOK D-3609 PAGE 848, OFFICIAL RECORDS.

PARCEL 3:
THE SOUTHERLY HALF OF THAT CERTAIN ALLEY, 15 FEET WIDE, AS SHOWN ON THE MAP OF THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGES 93 THROUGH 95, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ADJOINING LOTS 1 THROUGH 36, IN BLOCK 2 OF SAID THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT, BOUNDED WESTERLY BY THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WESTERLY 2 FEET OF LOT 18 OF SAID BLOCK 2, AND BOUNDED ON THE EASTERLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINES OF THE EASTERLY 12 FEET OF LOT 1 OF SAID BLOCK 2, AS VACATED BY RESOLUTION NO. 86-21732 RECORDED JUNE 25, 1967 AS INSTRUMENT NO. 87-1011990, OF OFFICIAL RECORDS, THAT WOULD PASS WITH THE LEGAL CONVEYANCE OF LOTS 19 THROUGH 36, INCLUSIVE OF SAID BLOCK 2, BY OPERATION OF LAW.

APN: 5166-030-008 (AFFECTS LOTS 19 TO 28 OF PARCEL 1 AND PORTION OF PARCEL 3)
5166-030-008 (AFFECTS PARCEL 2, LOTS 29 THROUGH 34 OF PARCEL 1 AND PORTION OF PARCEL 3)

LEGEND

---	PROPERTY / BOUNDARY LINE
---	STREET R/W LINE
---	CURB LINE (FROM 1"=20' ON TO 1"=200')
---	CURB LINE (1"=10', 1"=20', 1"=16')
---	CENTER LINE
---	FLOW LINE
---	LOT LINE / PARCEL LINE
---	EASEMENT LINE (W-WIDTH)
---	CONTOUR LINE (APPROXIMATE)
---	BUILDING FOOT PRINT LINE
---	OVERHANG LINE
---	FENCE LINE
---	RETAINING WALL
---	CONCRETE BLOCK WALL
---	EDGE OF ASPHALT PAVING
---	CONCRETE PAVING
---	AREA DRAIN
---	CATCH BASIN W/ACCESS HOLE
---	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
---	POWER POLE (1"=1") / TELEPHONE POLE (1"=1")
---	SIGN (ALL KINDS)
---	STREET LIGHT
---	TRAFFIC SIGNAL
---	TRAFFIC SIGNAL W/STREET LIGHT
---	YARD LIGHT
---	FIRE HYDRANT
---	DOWNSCOUT
---	FIRE DEPARTMENT CONNECTION
---	POST INDICATOR VALVE
---	DIRECTION OF WATER DRAINAGE FLOW
---	PARKING METER
---	GAS / WATER METER
---	GAS / WATER VALVE
---	ELC / STREET LIGHT / TRAFFIC / UNKNOWN - PULL BOX
---	TREE N. WELL W/ TRUNK DIAMETER
---	PLANTER
---	GUARD POST
---	APPROACH (DRIVEWAY)
---	BAGGELONG PRESENTER
---	CLEAN OUT
---	CHANNELING (FENCE/GATE)
---	BENCHMARK
---	RECORD LOT / PARCEL NUMBER
---	(100.00)
---	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	E
---	IMPROVEMENT EASE
---	N/E/S/W
---	NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT
---	W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
---	[NAME]
---	ADJACENT PROPERTY OWNER
---	SAINTMARY (SIZE)
---	STORM DRAIN (SIZE)
---	WATER LINE (SIZE)
---	GAS LINE (SIZE)
---	OIL/PETROLEUM LINE (SIZE)
---	ELECTRICAL LINE
---	COMMUNICATION LINE
---	OVERHEAD UTILITY LINE(S)

UTILITY INFORMATION

UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS
ELECTRIC	CITY OF LOS ANGELES, DWP	(213) 977-6500	201 N. FIGUEROA, 4TH FLOOR, L.A., CA
WATER	CITY OF LOS ANGELES, DWP	(213) 977-6500	201 N. FIGUEROA, 4TH FLOOR, L.A., CA
TELEPHONE	AT&T	(213) 865-7864	2231 BROADVIEW STREET, SUITE 203
GAS	THE GAS COMPANY	(213) 887-2099	701 N. BULLIES RD, COMPTON, CA
STORM DRAIN	CITY OF LOS ANGELES	(213) 977-6500	201 N. FIGUEROA, 4TH FLOOR, L.A., CA
SEWER	CITY OF LOS ANGELES	(213) 977-6500	201 N. FIGUEROA, 4TH FLOOR, L.A., CA

SUBSTRUCTURE PLAN INDEX

CITY OF LOS ANGELES			
P-26430	B-4541		
D-30816			

CONSULTANTS

ARCHITECT
KPFF
100 S FLOWER ST SUITE 2100 LOS ANGELES, CA 90017
STRUCTURAL
DOENGEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA 90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA 90019

OWNER

SCD 181 SACRAMENTO LLC

FACILITY

CONTRACTOR

PROJECT

1811 Sacramento St

1811 SACRAMENTO ST
LOS ANGELES, CA 90021

SKANSKA

KEYPLAN

ISSUE CHART

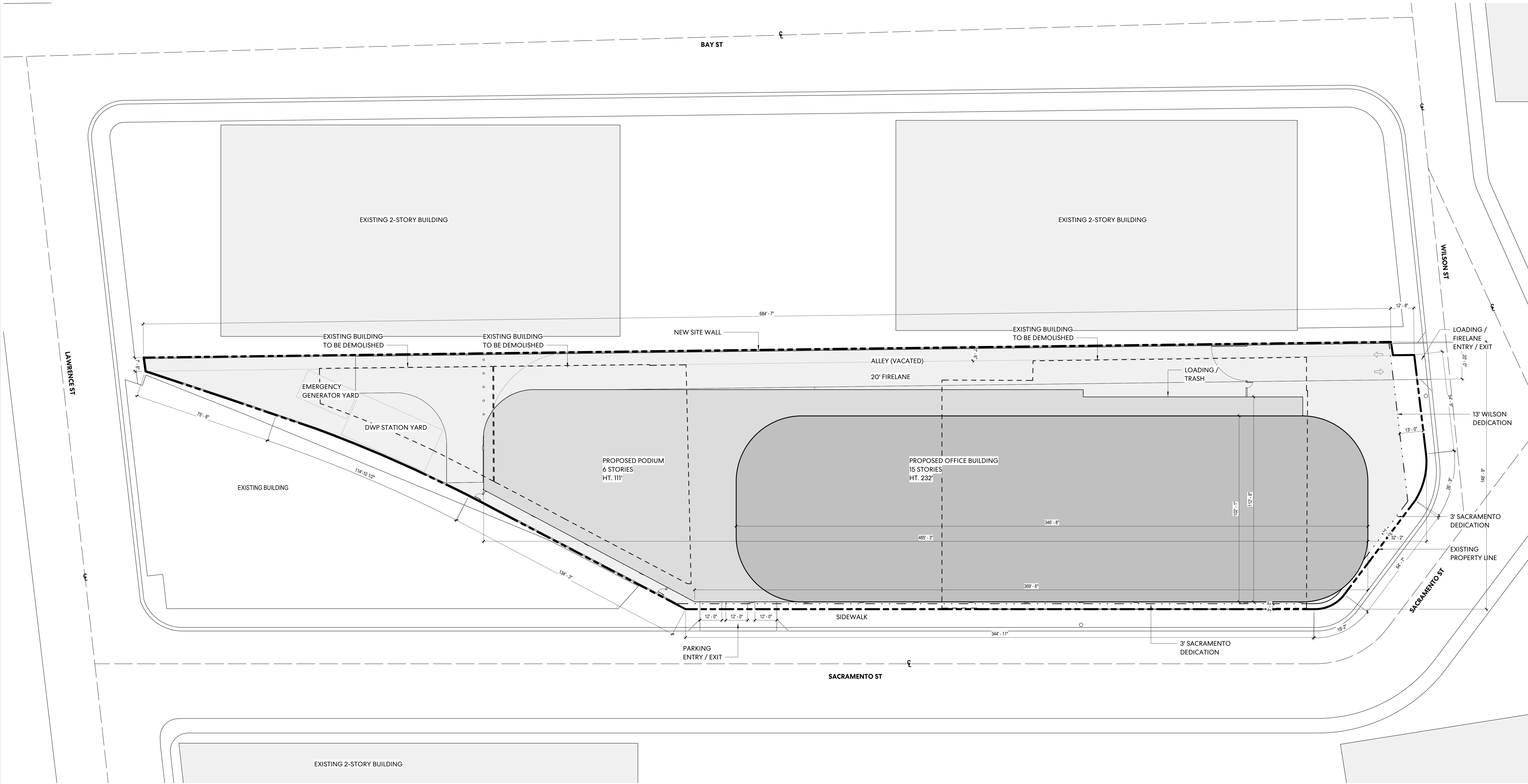
ENTITLEMENT
DRAWINGS
07/15/2022

DESIGN	REVIEW	DATE
Job Number		TITLE

PLOT PLAN

SHEET NUMBER

G00-04

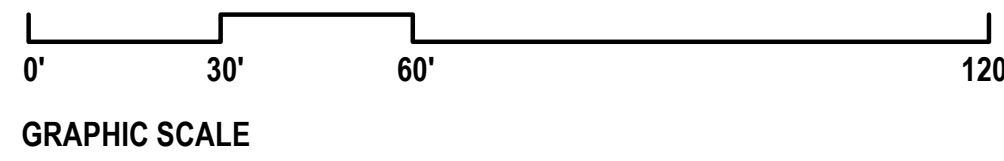


1 PLOT PLAN

1" = 20'-0"



NORTH



GRAPHIC SCALE

LEGAL DESCRIPTION

PARCEL 1:

LOTS 27 TO 34 INCLUSIVE, IN BLOCK 2 OF THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGES 93 TO 95, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THOSE PORTIONS OF LOTS 19 TO 26 INCLUSIVE, IN SAID BLOCK 2 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE SOUTHERLY LINE IN SAID BLOCK 2, AS SHOWN ON SAID MAP, DISTANT THEREON NORTH 81 DEGREES 17 MINUTES 00 SECONDS WEST 385.10 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 28 BLOCK 2; THENCE SOUTH 62 DEGREES 19 MINUTES 00 SECONDS EAST, 75.91 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 684.64 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 9 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 110.43 FEET; THENCE SOUTH 53 DEGREES 04 MINUTES 30 SECONDS EAST, TANGENT TO SAID CURVE, 136.60 FEET TO THE SOUTHERLY LINE OF SAID LOT 26; THENCE, SOUTH 80 DEGREES 33 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID LOT 26.

PARCEL 2:

LOTS 35 AND 36 IN BLOCK 2, "THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT", IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGES 93 TO 95, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOTS 35 AND 36 LYING WITHIN THE BOUNDARIES OF TRACT NO. 28181, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 795, PAGES 80 AND 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OF THE MINERALS, AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS, AND OTHER HYDROCARBON SUBSTANCES, AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID PARCELS OF LAND, TO EXPLORE FOR, EXTRACT, MINE OR REMOVE THE SAME, AND TO MAKE SUCH USE OF THE SAID PARCELS OF LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, BORING, DIGGING OR SINKING OF WELLS, SHAFTS OR TUNNELS; WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID PARCELS OF LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, AND WITHOUT THE RIGHT TO DISTURB THE SURFACE OF SAID PARCELS OF LAND OR ANY IMPROVEMENTS THEREON, AS EXCEPTED IN THE DEED FROM SOUTHERN PACIFIC COMPANY, A DELAWARE CORPORATION, RECORDED APRIL 11, 1967 AS INSTRUMENT NO. 503 IN BOOK D-3609 PAGE 848, OFFICIAL RECORDS.

PARCEL 3:

THE SOUTHERLY HALF OF THAT CERTAIN ALLEY, 15 FEET WIDE, AS SHOWN ON THE MAP OF THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55, PAGES 93 THROUGH 95, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ADJOINING LOTS 1 THROUGH 36, IN BLOCK 2 OF SAID THOMAS LEAHY'S SUBDIVISION OF THE EIGHTH STREET TRACT, BOUNDED WESTERLY BY THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WESTERLY 2 FEET OF LOT 18 OF SAID BLOCK 2, AND BOUNDED ON THE EASTERLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINES OF THE EASTERLY 12 FEET OF LOT 1 OF SAID BLOCK 2, AS VACATED BY RESOLUTION NO. 86-21132 RECORDED JUNE 25, 1987 AS INSTRUMENT NO. 87-1011990, OF OFFICIAL RECORDS, THAT WOULD PASS WITH THE LEGAL CONVEYANCE OF LOTS 19 THROUGH 36, INCLUSIVE OF SAID BLOCK 2, BY OPERATION OF LAW.

APN: 5166-030-008 (AFFECTS LOTS 19 TO 28 OF PARCEL 1 AND PORTION OF PARCEL 3)
5166-030-009 (AFFECTS PARCEL 2, LOTS 29 THROUGH 34 OF PARCEL 1 AND PORTION OF PARCEL 3)

PARKING SUMMARY

# OF PARKING SPACES: (LAMC 12.21 A.4(c))	MIN REQUIRED	PROVIDED			
OFFICE:	1 PER 500 SF				
RESTAURANT:	1 PER 500 SF PER ENTERPRISE ZONE SECTION 12.21 A. 4. (X)				
RETAIL:	1 PER 500 SF PER ENTERPRISE ZONE SECTION 12.21 A. 4. (X)				
TOTAL:	582 STALLS (290,900 / 500) (INCLUDES 12 HC STALLS REQUIRED PER TOTAL PARKING SPACES PROVIDED IN PARKING FACILITY OF 501-1000)	582 STALLS (INCLUDES 12 HC STALLS)			
EV CHARGING STATIONS (EVCS): (ORDINANCE 186485 99.05. 106.5.3.6)	10% OF TOTAL NUMBER OF PARKING SPACES (0.1 x 582 = 59)	59 EVCS			
EV STALLS (EV): (ORDINANCE 186485 99.05. 106.5.3.6)	30% OF TOTAL NUMBER OF PARKING SPACES (0.3 x 582 = 59)	175 EVCS			
LEVEL	COMPACT*	STANDARD	STACKER(CO)*	STACKER(ST)	TOTAL
LEVEL 01	0	0	12	12	24
LEVEL 02	3	31	0	0	34 (12 HC)
LEVEL 03	0	0	50	80	130
LEVEL 04	0	0	50	80	130
LEVEL 05	0	0	50	80	130
LEVEL 06	0	0	52	82	134
TOTAL					582

*COMPACT STALLS CONSIST OF 40% OR LESS OF TOTAL PARKING STALLS

# OF BICYCLE PARKING: (LAMC 12.03 TABLE 12.21 A.16(a)2)	MIN REQUIRED	PROVIDED
	SHORT TERM: 1 / 10,000 SF LONG TERM: 1 / 5,000 SF	30 SPACES 59 SPACES

PROJECT DATA

FLOOR AREA RATIO:	LOT AREA: 74,277 SF
	MAX ALLOWED: 6.0 : 1
	PROVIDED: 3.92 (290,900 / 74,277)
FLOOR AREA RATIO:	
FLOOR AREA:	446,662 SF (6 X 74,277)
	290,900 SF
BUILDING INFORMATION:	
MAIN OCCUPANCY:	B (OFFICE)
CONSTRUCTION TYPE:	TYPE I-A
SPRINKLERED:	YES
HEIGHT: (LAMC 12.21.5)	MAX ALLOWED: NO LIMIT
	PROVIDED: 232'
STORIES:	NO LIMIT
SETBACKS:	
FRONT SIDE REAR	PRIMARY STREET: 0 FEET SIDE STREET: 0 FEET SIDE STREET: 0 FEET

PROJECT DESCRIPTION

PROJECT INCLUDES THE REMOVAL OF EXISTING WAREHOUSE BUILDINGS WITH ASSOCIATED PARKING AND LOADING AREAS AND THE CONSTRUCTION OF A NEW 15-STORY MULTI-USE BUILDING. THE NEW BUILDING INCLUDES 305,500 SF OF INTERIOR GROSS FLOOR AREA, 69,900 SF OF EXTERIOR GROSS FLOOR AREA, 173,100 GSF OF PARKING, AND 13,400 SF OF PUBLIC AMENITY DECK.

GSF SUMMARY	TOTALS
PARKING	173,100 GSF
INTERIOR FLOOR AREA	305,500 GSF
EXTERIOR FLOOR AREA	69,900 GSF
PUBLIC AMENITY DECK	13,400 GSF

CONSTRUCTION OF A TYPE I-A BUILDING WITH 15 LEVELS ABOVE GRADE. THE PROJECT PROVIDES 277,700 SF OF TOTAL OFFICE SPACE INCLUDING 232,500 SF OF INTERIOR OFFICE SPACE AND 45,200 SF OF EXTERIOR COVERED OFFICE SPACE. THE PROJECT ALSO PROVIDES 5,200 SF OF RETAIL MAKER SPACE, 8,000 SF OF RESTAURANT / CAFE. THE PROJECT PROVIDES 582 PARKING STALLS.

EXTERIOR, OPEN TO SKY AREAS INCLUDE 25,500 SF OF EXTERIOR (UNCOVERED) OFFICE, 2,100 SF OF OUTDOOR DINING, 3,000 SF OF ROOFTOP DECK, AND 10,900 SF OF OUTDOOR AMENITY DECK.

FAR AREA SUMMARY	TOTALS
INTERIOR OFFICE	232,500 SF
EXTERIOR COVERED OFFICE	45,200 SF
RETAIL / MAKER SPACE	5,200 SF
RESTAURANT / CAFE	8,000 SF
TOTAL	290,900 SF
NON-FAR AREA SUMMARY	
OUTDOOR DINING (OPEN TO SKY)	2,100 SF
EXTERIOR OFFICE (OPEN TO SKY)	19,200 SF
OUTDOOR AMENITY DECK (OPEN TO SKY)	10,500 SF
TOTAL	32,220 SF

CONSULTANTS

CIVIL
KPFF
700 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DCI ENGINEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPE
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER

SCD 1811 SACRAMENTO LLC

FACILITY

CONTRACTOR

PROJECT

1811 Sacramento St

1811 SACRAMENTO ST
LOS ANGELES, CA 90021

SKANSKA

KEYPLAN

ISSUE CHART

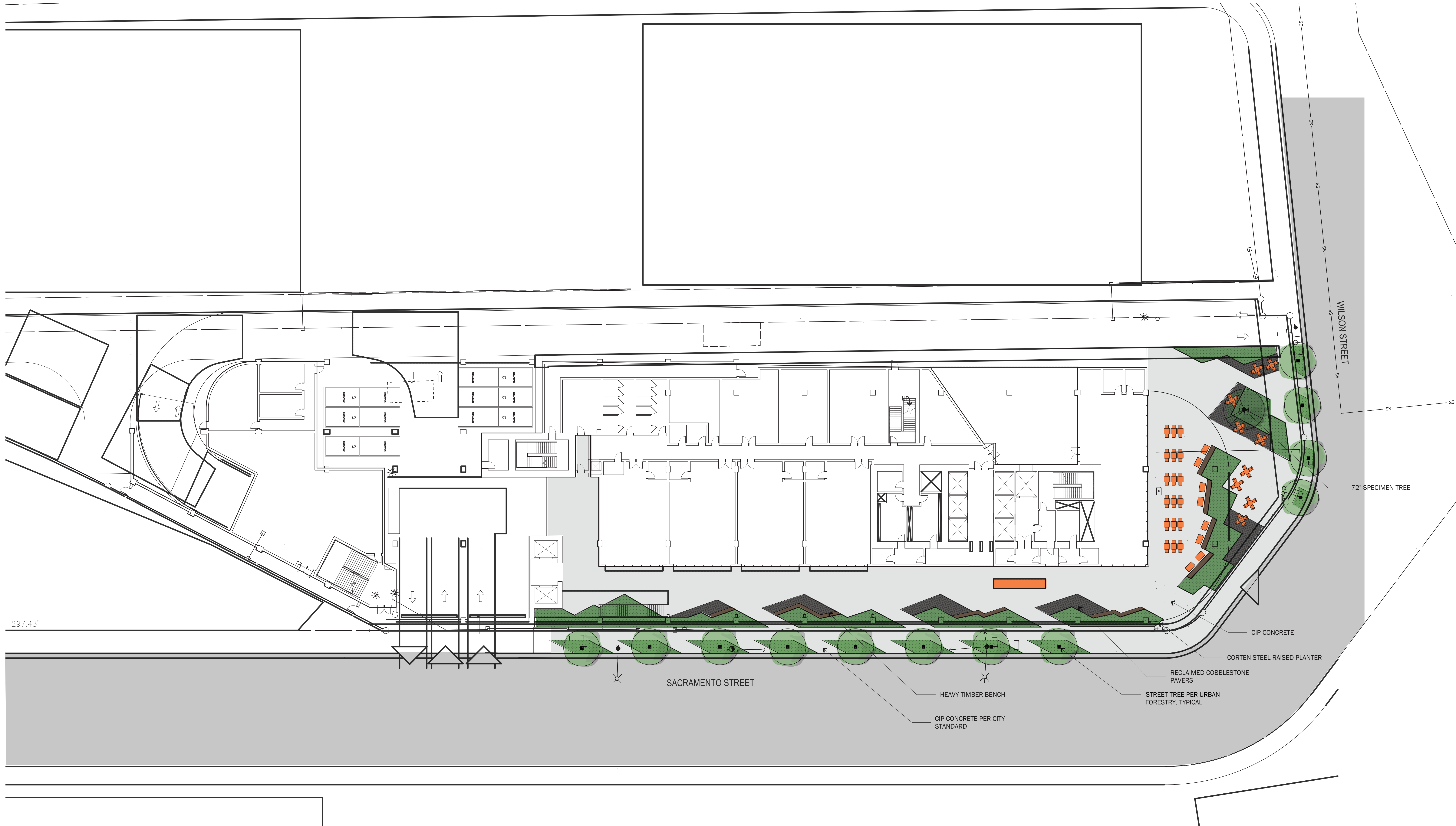
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DRAWINGS
07/15/2022

REVISION	DATE	BY	APP
721019.000			

LEVEL 1
LANDSCAPE PLAN

SHEET NUMBER

L02-00_



TREE PALETTE



QUERCUS ENGELMANII
ENGELMAN OAK

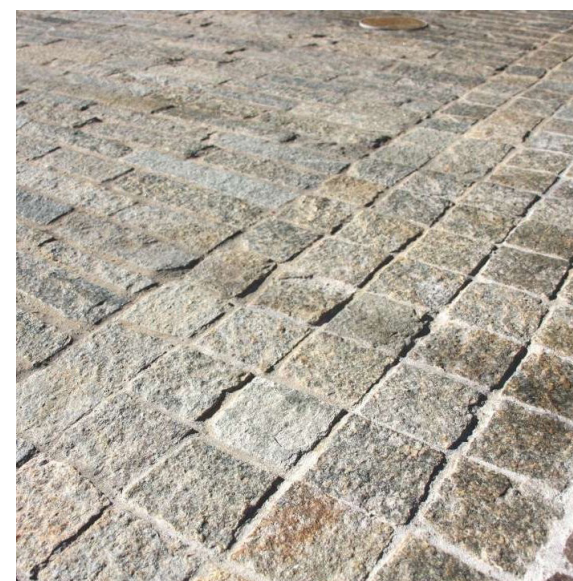


BAUHINIA BLAKEANA
HONG KONG ORCHID TREE

MATERIALS PALETTE



HEAVY TIMBER BENCH



RECLAIMED COBBLE PAVERS



INTEGRAL COLOR CONCRETE



CORTEN STEEL

LANDSCAPE NOTES

- TOTAL AMOUNT OF STREET TREES IN PROJECT: 12 TREES
- THE MINIMUM ACCEPTABLE SIZE FOR STREET TREES AND ON-SITE TREES SHALL BE A 24" BOX. NEWLY PLANTED TREES SHALL BE SUPPORTED WITH STAKES OR GUY WIRE.
- SHRUBS SHALL BE A MINIMUM SIZE OF 5 GALLONS. WHEN PLANTING AS A HEDGE OR SCREEN.
- SHRUBS SHALL BE PLANTED WITH 2' TO 4' OF SPACING, DEPENDING ON THE PLANT SPECIES.
- GROUND COVER SHALL BE GENERALLY SPACED AT A MAXIMUM SIZE OF 6" TO 8" O.C. WHEN USED AS GROUND COVER, MINIMUM 1 GALLON SIZED SHRUB MAY BE PLANTED 18" TO 24" O.C.
- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS.

CONSULTANTS

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DCI ENGINEERS
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MEP
ARUP
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LANDSCAPE
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER

SCD 1811 SACRAMENTO LLC

FACILITY

CONTRACTOR

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1811 Sacramento St

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LOS ANGELES, CA 90021

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KEYPLAN

ISSUE CHART

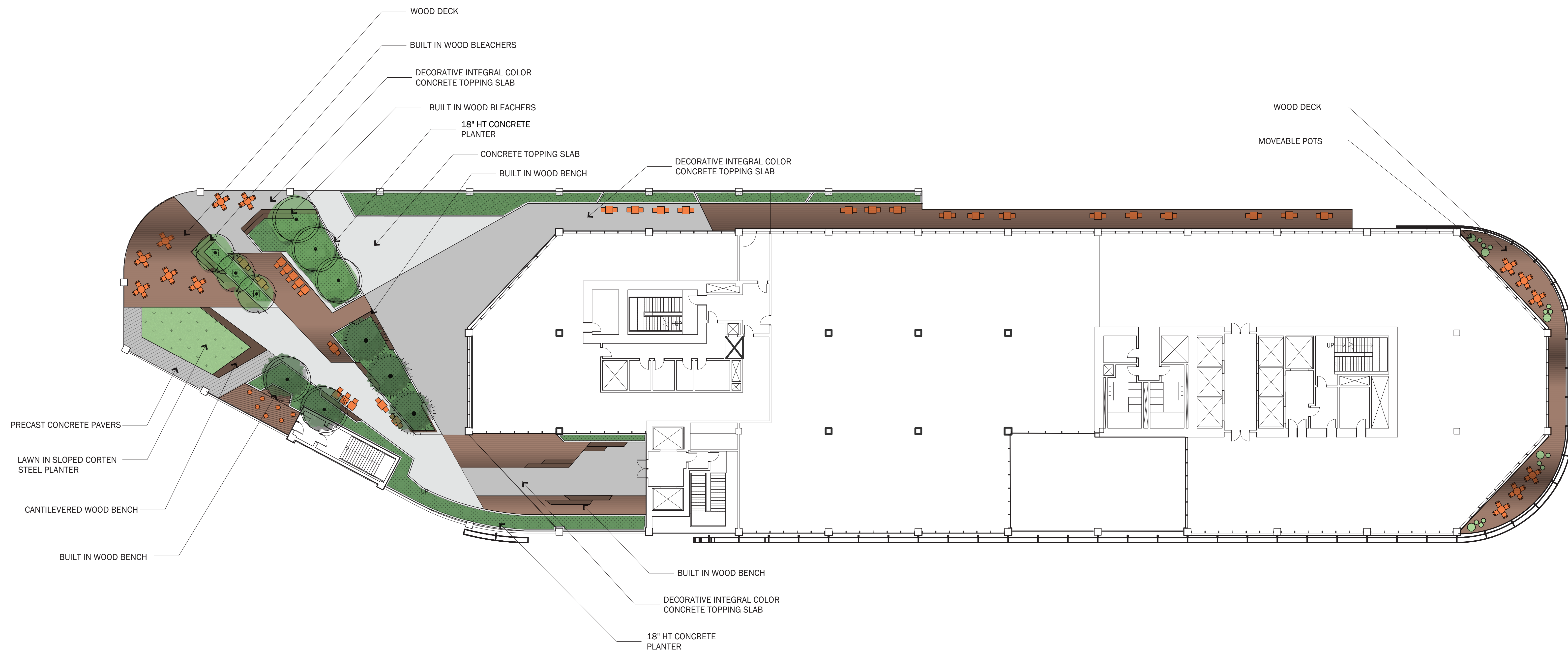
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07/15/2022

DATE	ISSUE	BY
Job Number	721019.000	TITLE

LEVEL 7
LANDSCAPE PLAN

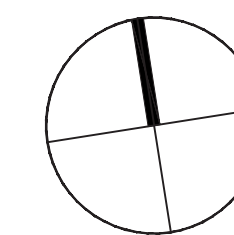
SHEET NUMBER

L02-01_



LEVEL 7 LANDSCAPE PLAN

Scale: 1/16" = 1'-0"



TREE PALETTE

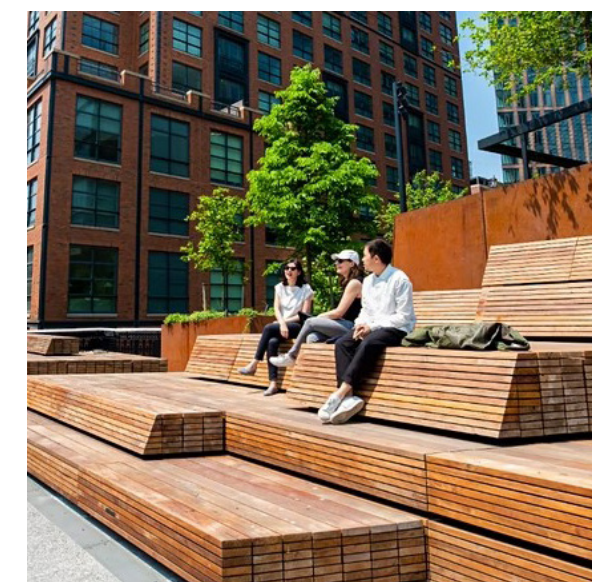


OLEA EUROPEA 'SWAN HILL'
FRUITLESS OLIVE

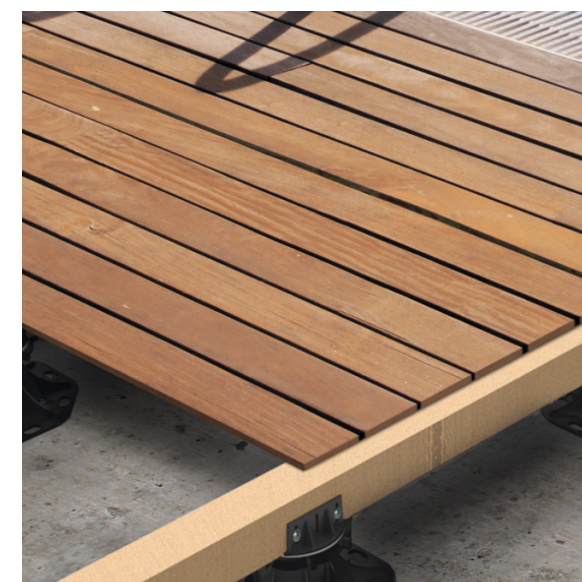


CASSIA LEPTOPHYLLA
GOLDEN MEDALLION TREE

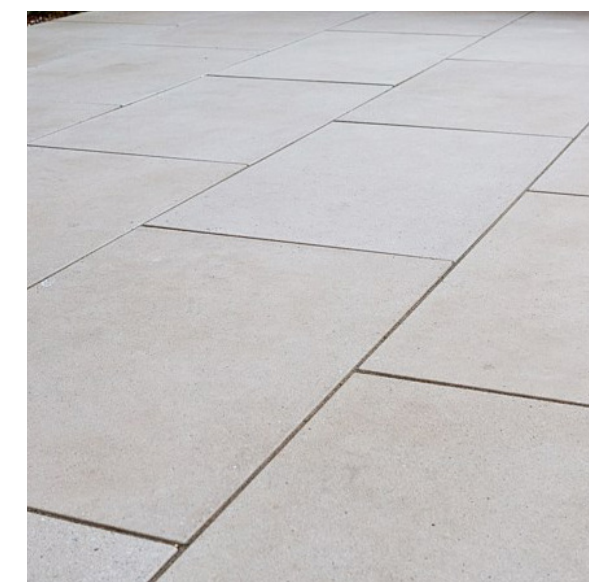
MATERIALS PALETTE



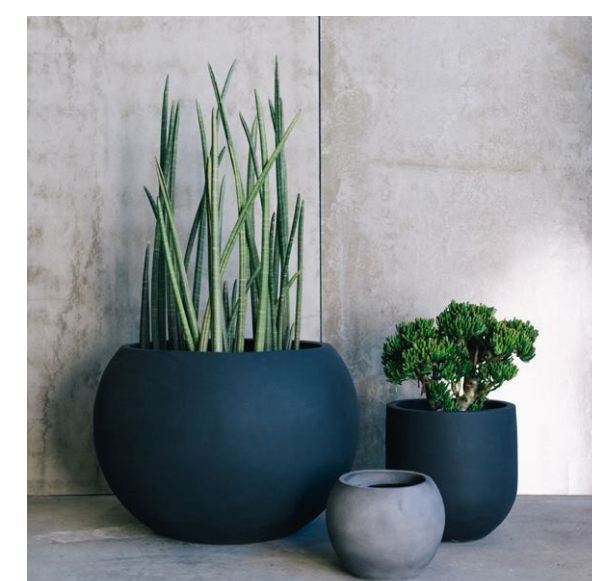
WOOD BLEACHERS



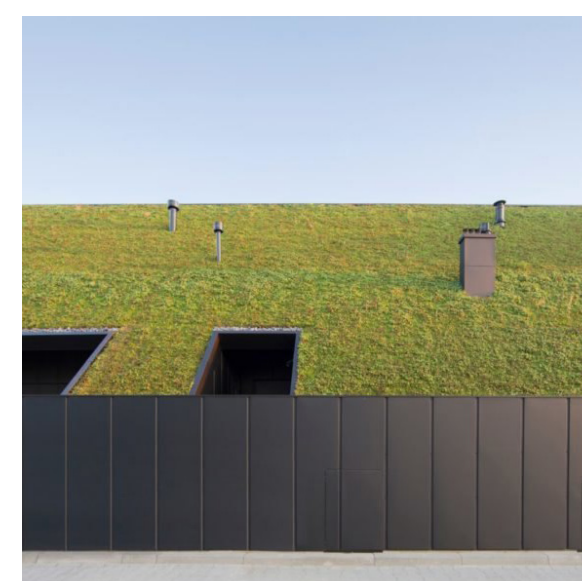
WOOD DECK ON PEDESTALS



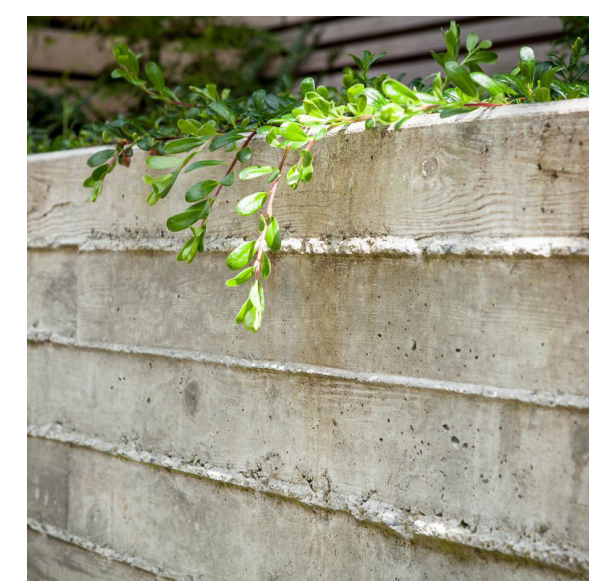
PRE-CAST CONCRETE PAVERS



ROOF DECK POTS



SLOPED LAWN



BOARDFORM CONCRETE

CONSULTANTS

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ARUP
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ANGELES, CA 90017
LANDSCAPE
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER

SCD 1811 SACRAMENTO LLC

FACILITY

CONTRACTOR

PROJECT

1811 Sacramento St

1811 SACRAMENTO ST
LOS ANGELES, CA 90021

SKANSKA

KEYPLAN

ISSUE CHART

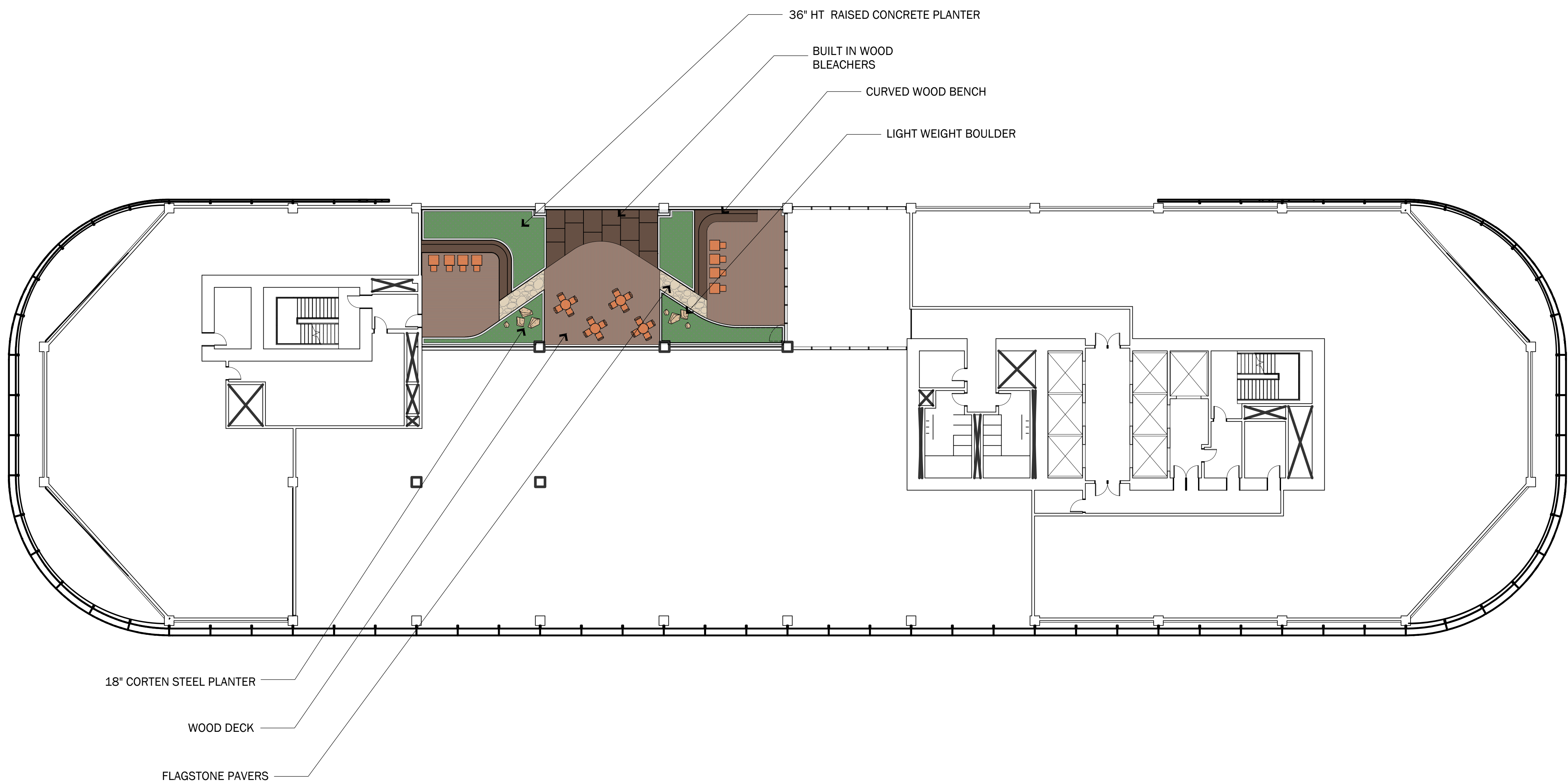
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07/15/2022

PROJECT ISSUE TITLE
Job Number 721019.000
TITLE

LEVEL 15
LANDSCAPE PLAN

SHEET NUMBER

L02-02_

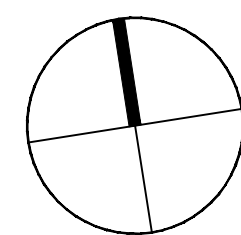


LEVEL 15 LANDSCAPE PLAN

Scale: 1/16" = 1'-0"

1

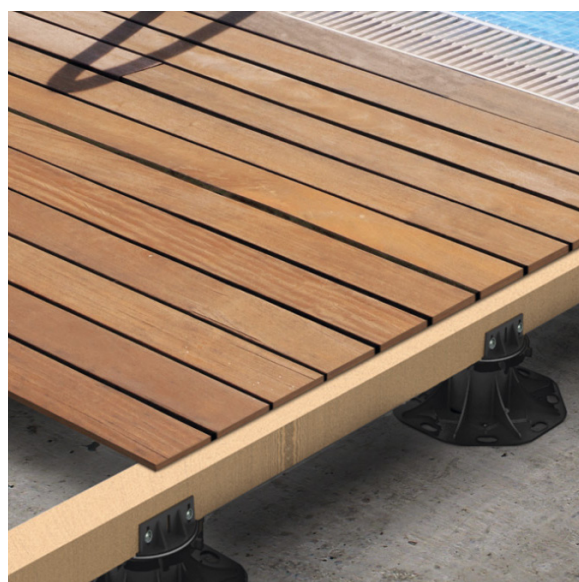
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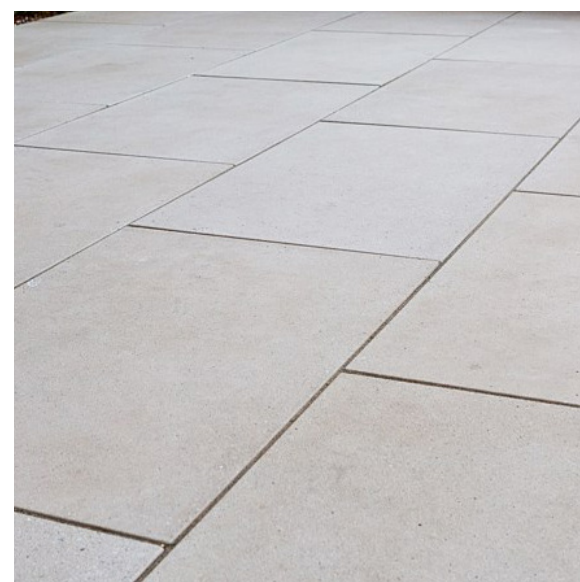
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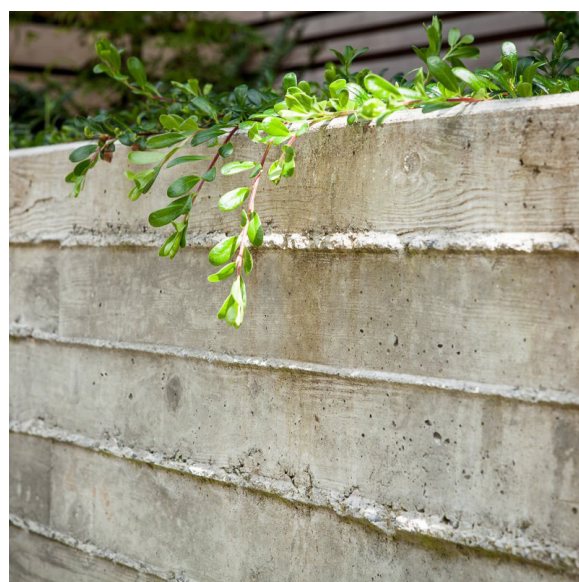
CURVED WOOD BENCH



WOOD DECK ON PEDESTALS



PRE-CAST CONCRETE PAVERS



BOARDFORM CONCRETE



BOULDER - CRESTA



FLAGSTONE - BLUESTONE

CONSULTANTS

CONSULTANTS
CIVIL
KPFF
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ANGELES, CA 90017
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MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
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OWNER

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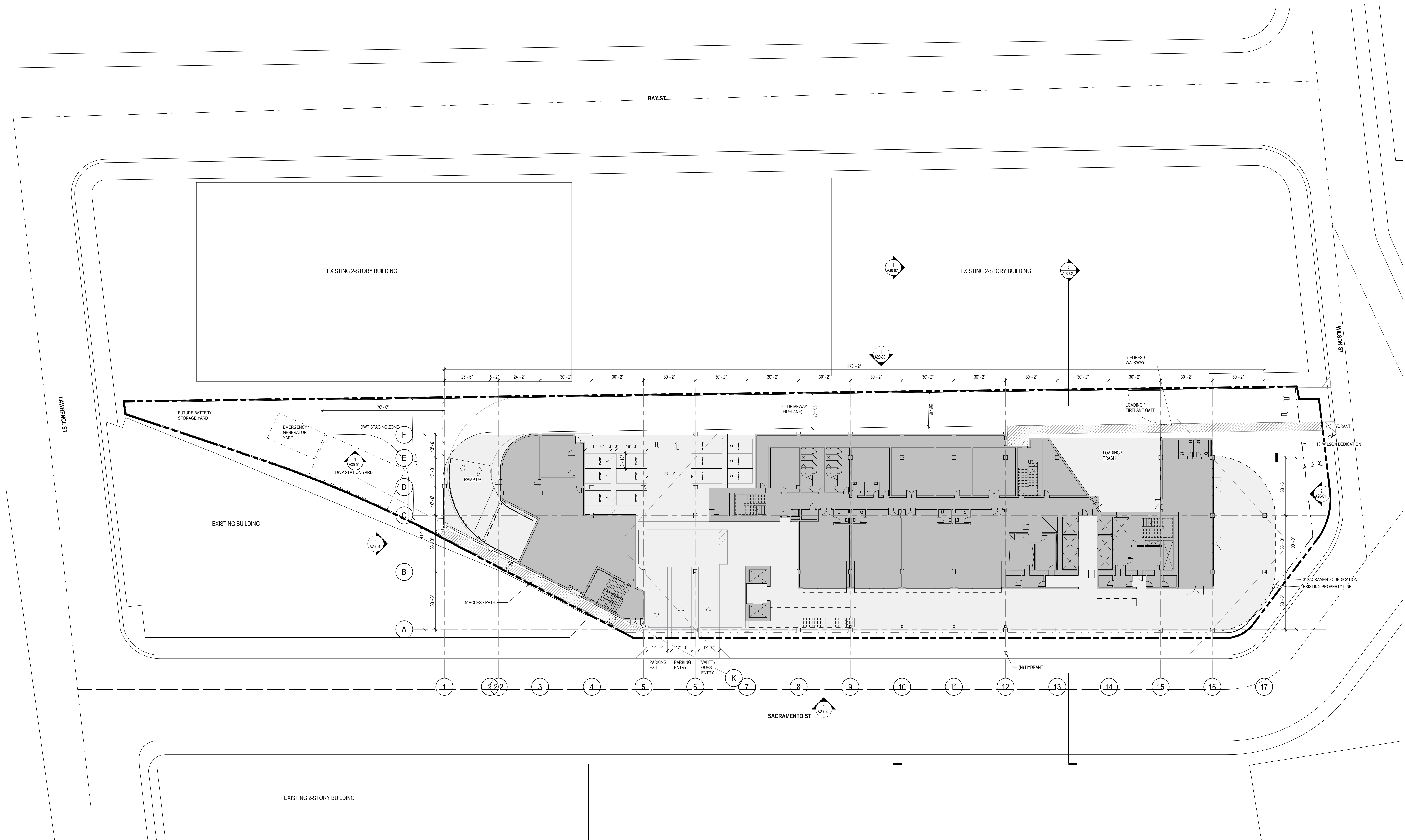
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ARCHITECTURAL SITE
PLAN

SHEET NUMBER

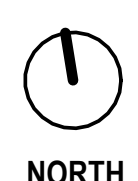
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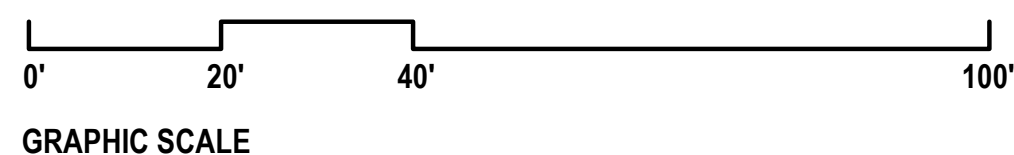


1 ARCHITECTURAL SITE PLAN

1" = 20'-0"



NORTH



GRAPHIC SCALE

KPFF
700 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DCI ENGINEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

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SUBJECT

811 Sacramento St

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PLAN

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ISSUE	DATE
Number	TITLE

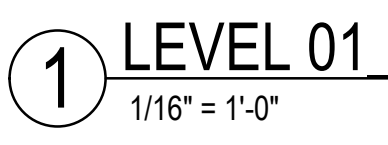
GENERAL PLAN - LEVEL 01

HEET NUMBER

10-01_

21 Perkins and Will

2 LEVEL 01 BATTERY STORAGE
1/16" = 1'-0"



NORTH

0' 15' 30' 60'

GRAPHIC SCALE

CONSULTANTS

ARCH
KPFF
700 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DOENGEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
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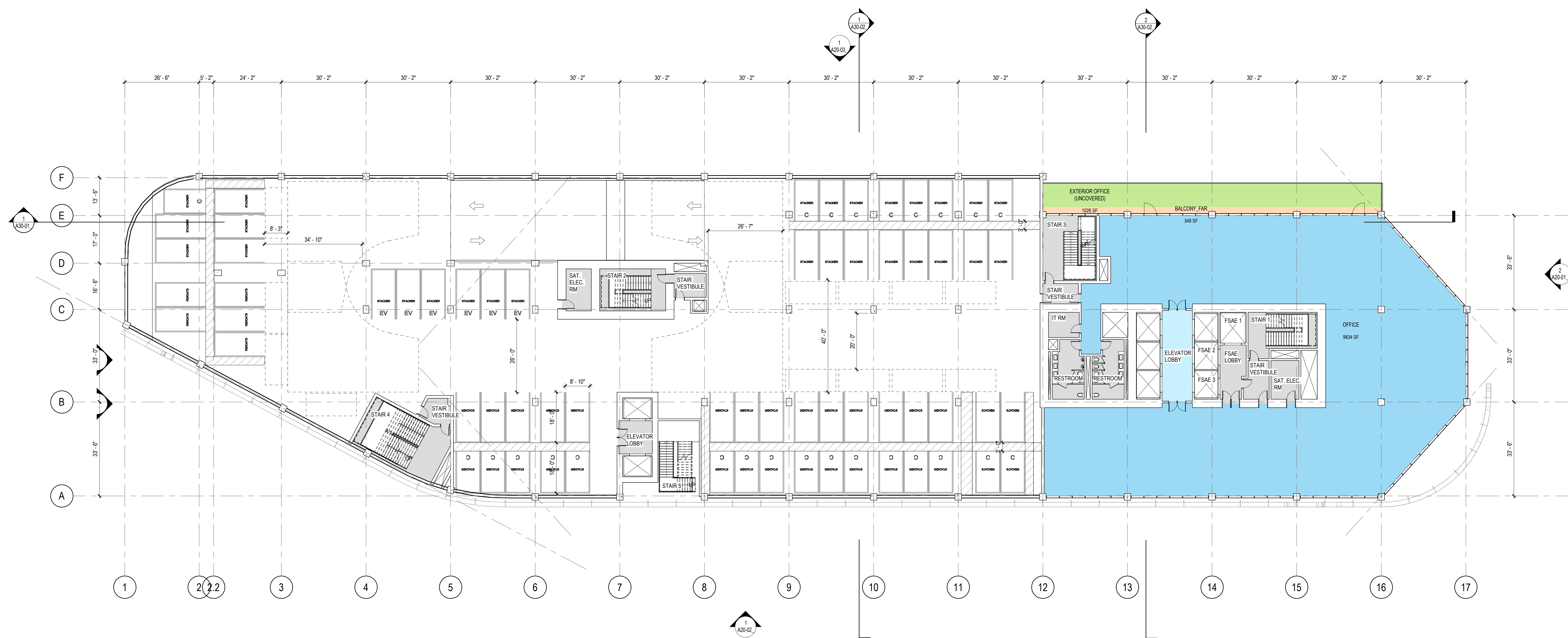
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07/15/2022

ISSUE	REVISION	DATE
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Job Number		TITLE

OVERALL PLAN -
LEVEL 03

SHEET NUMBER

A10-03

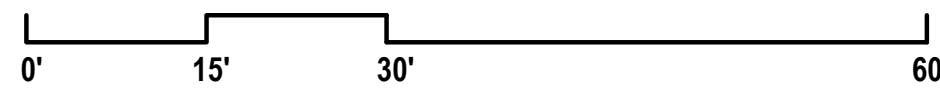


1 LEVEL 03

1/16" = 1'-0"



NORTH



GRAPHIC SCALE

CONSULTANTS

ARCHITECT
KPFF
700 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DOENGEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER

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FACILITY

CONTRACTOR

PROJECT

1811 Sacramento St

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LOS ANGELES, CA 90021

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KEYPLAN

ISSUE CHART

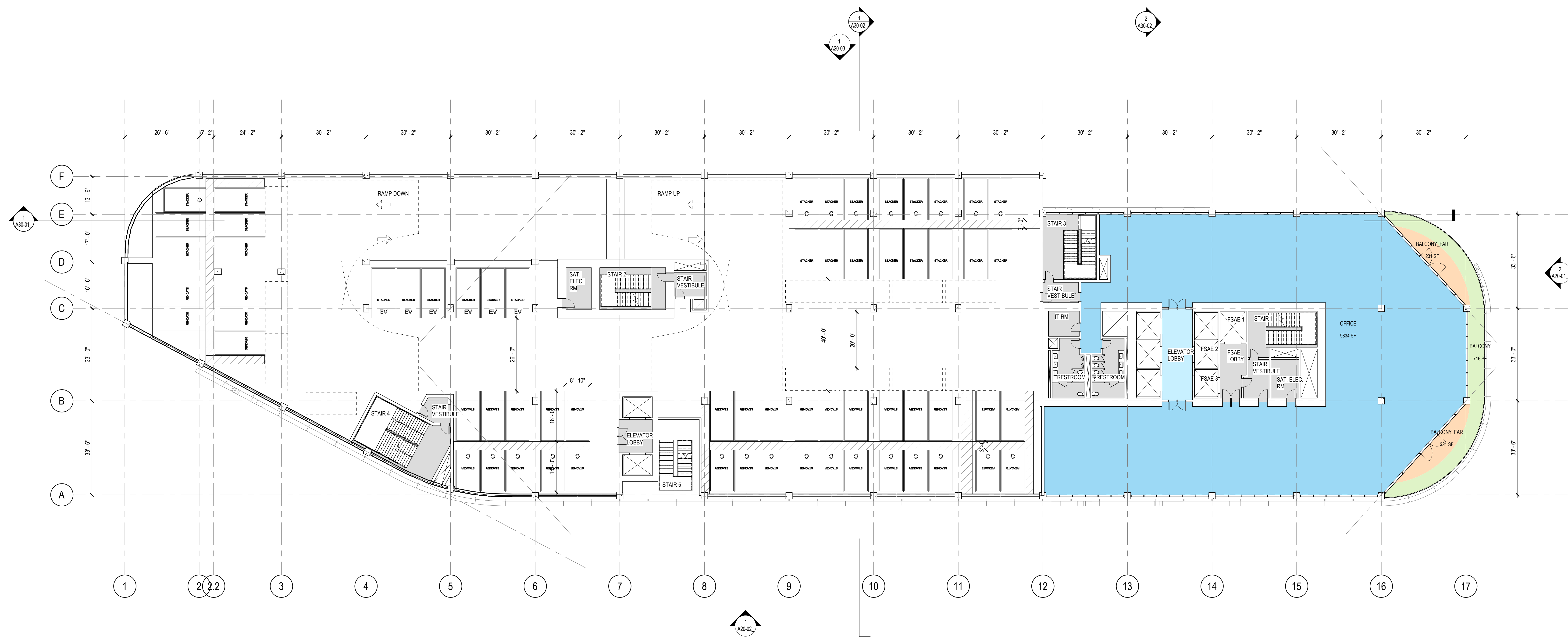
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07/15/2022

ISSUE	REVISION	DATE
Job Number		TITLE

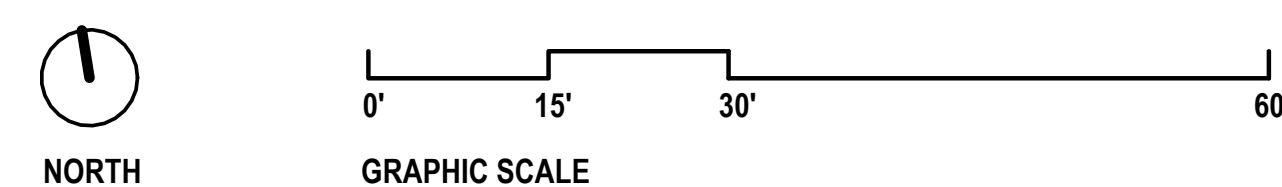
OVERALL PLAN -
LEVEL 04

SHEET NUMBER

A10-04



1 LEVEL 04
1/16" = 1'-0"



CONSULTANTS

ARCHITECT
KPFF
100 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DOENGEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER

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FACILITY

CONTRACTOR

PROJECT

1811 Sacramento St

1811 SACRAMENTO ST
LOS ANGELES, CA 90021

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KEYPLAN

ISSUE CHART

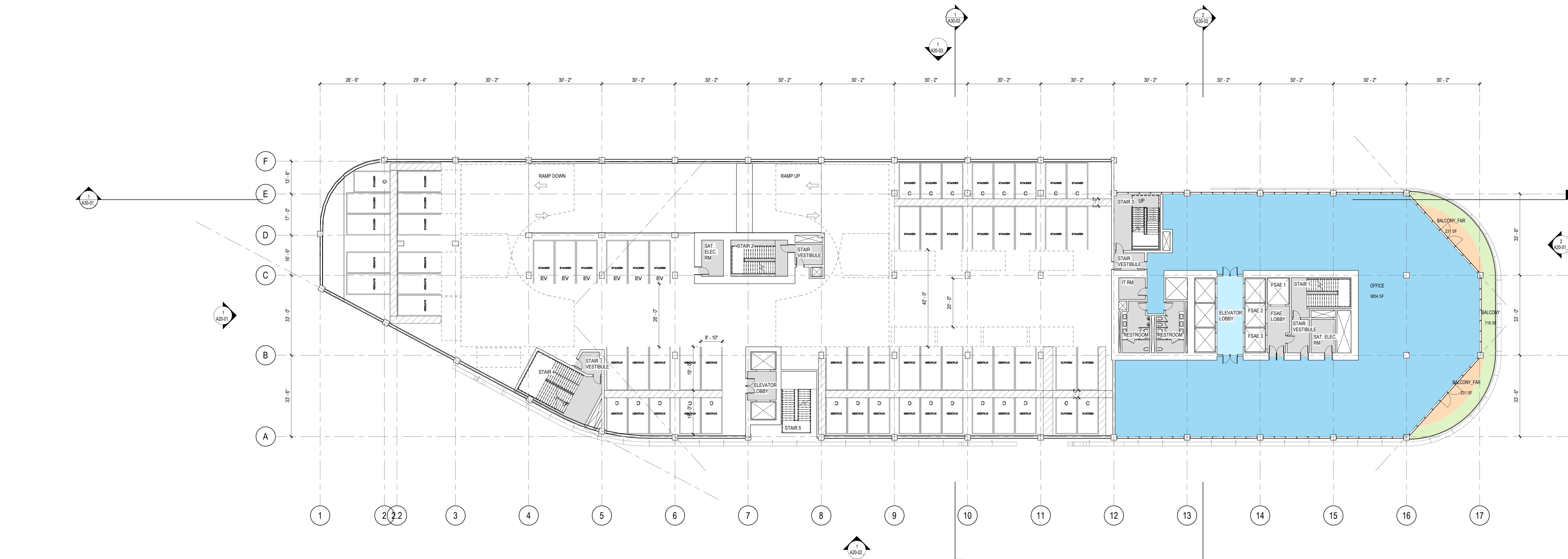
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07/15/2022

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Job Number	TITLE	

OVERALL PLAN -
LEVEL 05

SHEET NUMBER

A10-05



1 LEVEL 05

1/16" = 1'-0"



NORTH

0' 15' 30' 60'

GRAPHIC SCALE

CONSULTANTS

ARCHITECT
KPFF
100 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DOENGEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER

SCD 1811 SACRAMENTO LLC

FACILITY

CONTRACTOR

PROJECT

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KEYPLAN

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07/15/2022

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Job Number	TITLE	

OVERALL PLAN -
LEVEL 06

SHEET NUMBER

A10-06

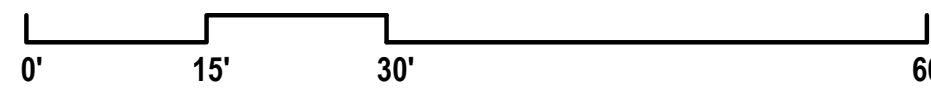


1 LEVEL 06

1/16" = 1'-0"



NORTH



GRAPHIC SCALE

CONSULTANTS

CIVIL
KPFF
700 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DOENGEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER

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FACILITY

CONTRACTOR

PROJECT

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KEYPLAN

ISSUE CHART

ENTITLEMENT
DRAWINGS
07/15/2022

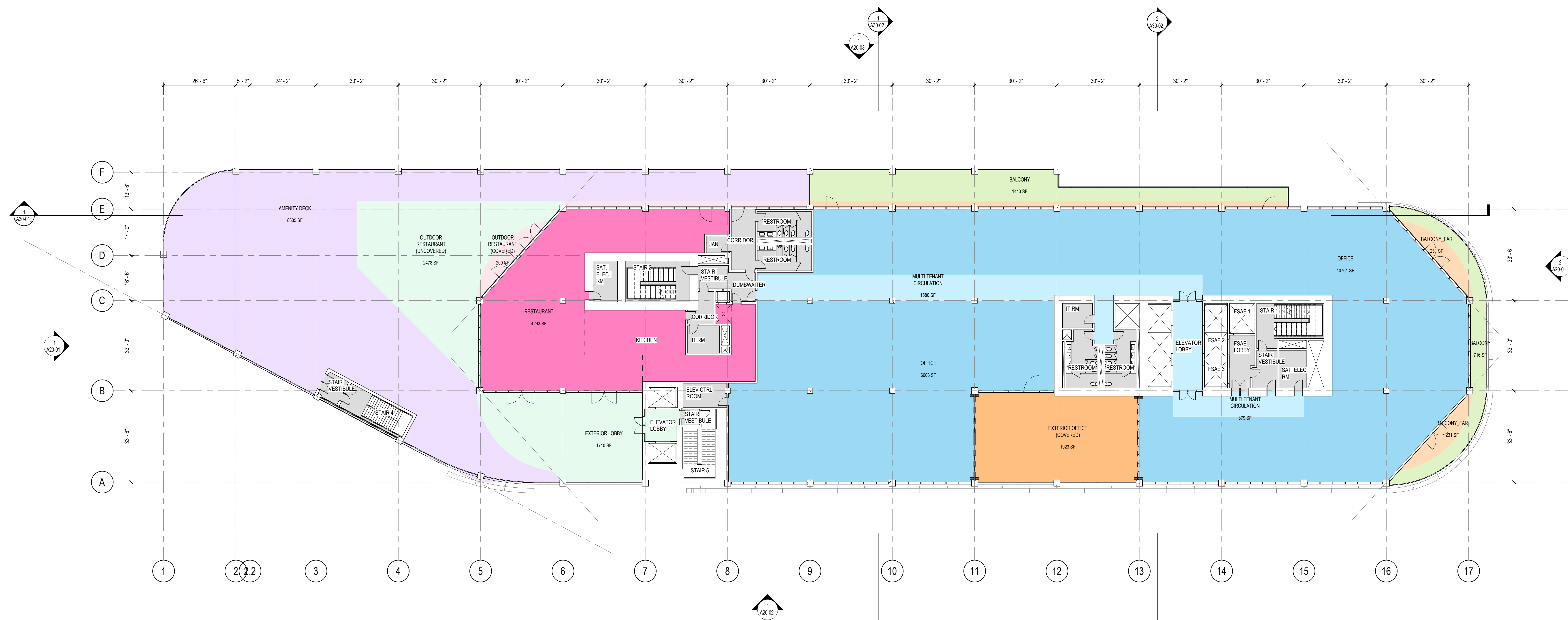
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Job Number		TITLE

OVERALL PLAN -
LEVEL 07

SHEET NUMBER

A10-07

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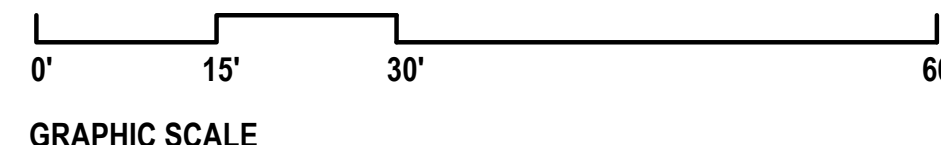


1 LEVEL 07

1/16" = 1'-0"



NORTH



GRAPHIC SCALE

ONE
KDEE

KPFF
700 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DCI ENGINEERS
3 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER
CD 1811 SACRAMENTO LLC

QUALITY

ATTRACTOR

PROJECT

311 Sacramento St

811 SACRAMENTO ST
S ANGELES, CA 90021

YPLAN

ISSUE CHART

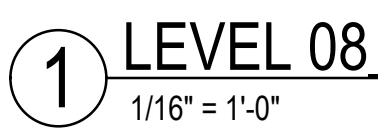
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07/15/2022

REF	ISSUE	DATE
Web Number		TITLE

OVERALL PLAN -
LEVEL 08

SHEET NUMBER

10-08_


$$1/16^{\circ} = 1'-0''$$


0' 15' 30' 60'

GRAPHIC SCALE

CONSULTANTS

ARCHITECT
KPFF
700 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DOENGEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER

SCD 1811 SACRAMENTO LLC

FACILITY

CONTRACTOR

PROJECT

1811 Sacramento St

1811 SACRAMENTO ST
LOS ANGELES, CA 90021

SKANSKA

KEYPLAN

ISSUE CHART

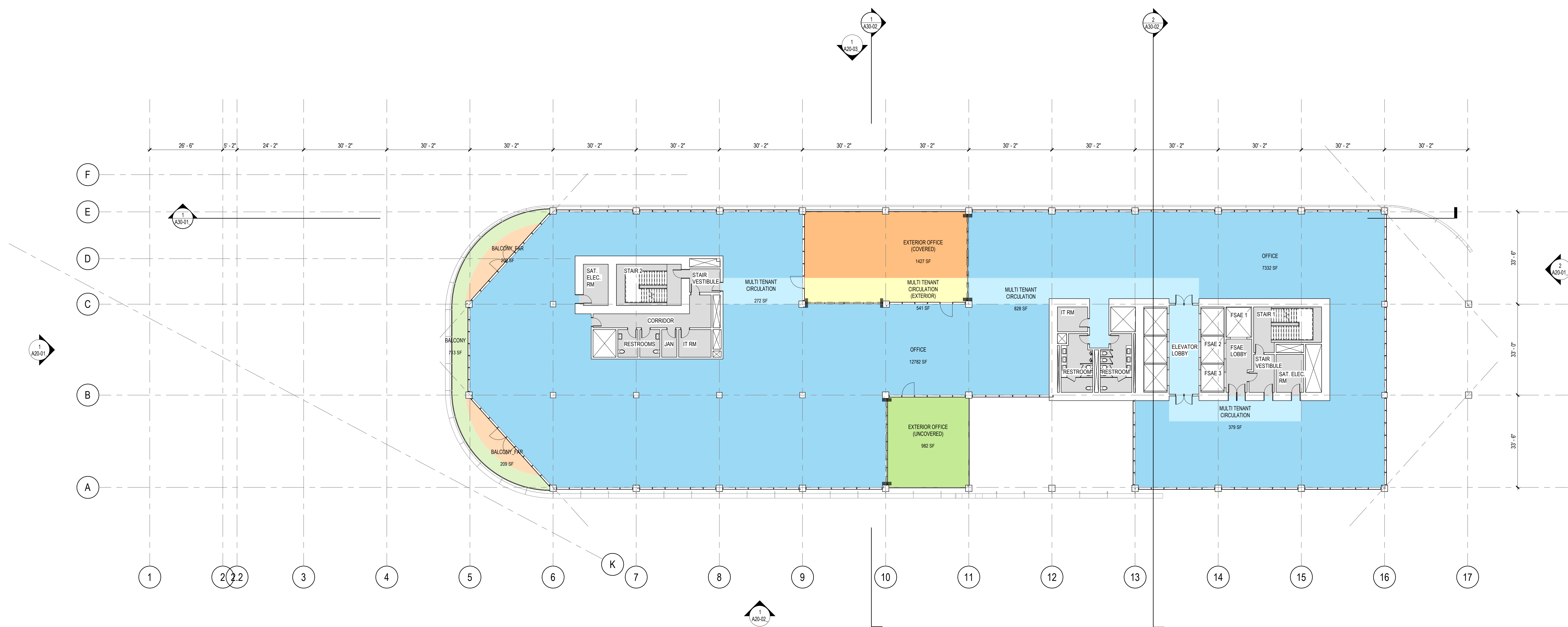
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07/15/2022

ISSUE#	REVISION	DATE
Job Number	TITLE	

OVERALL PLAN -
LEVEL 09

SHEET NUMBER

A10-09

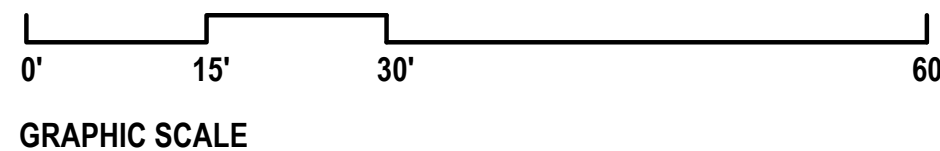


1 LEVEL 09

1/16" = 1'-0"



NORTH



GRAPHIC SCALE

KPFF
700 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DCI ENGINEERS
1500 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER
CD 1811 SACRAMENTO LLC

CULTY

TRACTOR

PROJECT

811 Sacramento St

1811 SACRAMENTO ST
LOS ANGELES, CA 90021

SKANSKA

YPLAN

VALUE CHART

NTITLEMENT
DRAWINGS
07/15/2022

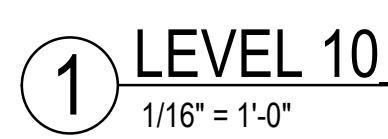
REF	ISSUE	DATE
Web Number		TITLE

VERALL PLAN -
LEVEL 10

SHEET NUMBER

A10-10_

021 Perkins and Will


$$1/16'' = 1'-0''$$


0' 15' 30' 60'

GRAPHIC SCALE

CONSULTANTS

CIVIL
KPFF
100 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
ARCHITECTURAL
DOENGEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER

SCD 1811 SACRAMENTO LLC

FACILITY

CONTRACTOR

PROJECT

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LOS ANGELES, CA 90021

SKANSKA

KEYPLAN

ISSUE CHART

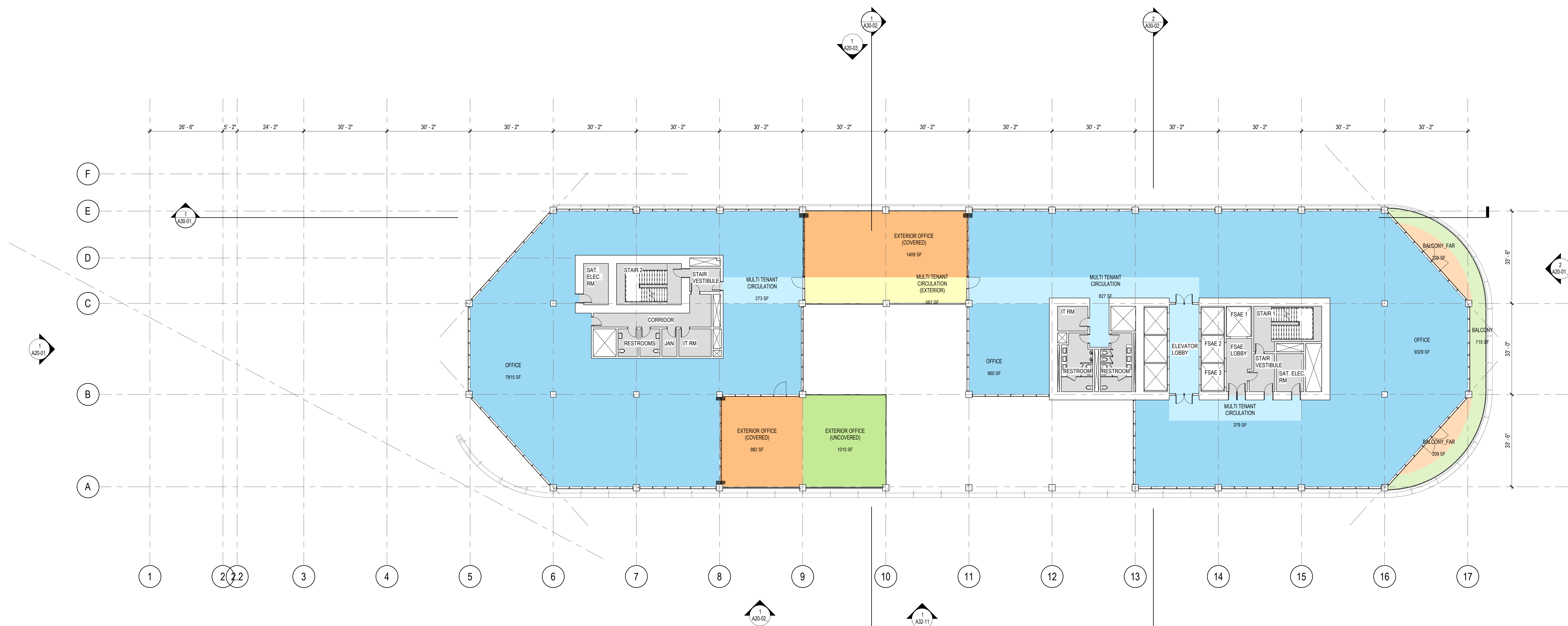
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07/15/2022

ISSUE#	REVISION	DATE
Job Number	TITLE	

OVERALL PLAN -
LEVEL 11

SHEET NUMBER

A10-11_

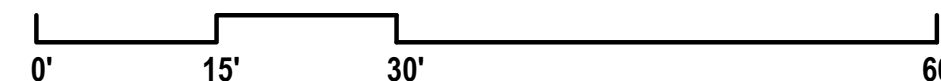


1 LEVEL 11

1/16" = 1'-0"



NORTH



GRAPHIC SCALE

CONSULTANTS

CIVIL
KPFF
100 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DOENGEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

OWNER

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FACILITY

CONTRACTOR

PROJECT

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07/15/2022

ISSUE	REVISION	DATE
Job Number	TITLE	

OVERALL PLAN -
LEVEL 12

SHEET NUMBER

A10-12_

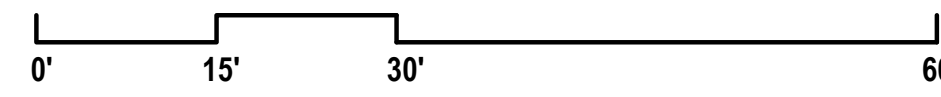


1 LEVEL 12

1/16" = 1'-0"



NORTH



GRAPHIC SCALE

CONSULTANTS

ARCHITECT
KPFF
700 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DOENGEERS
523 W 6TH ST SUITE 616 LOS ANGELES, CA
90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
90019

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KEYPLAN

ISSUE CHART

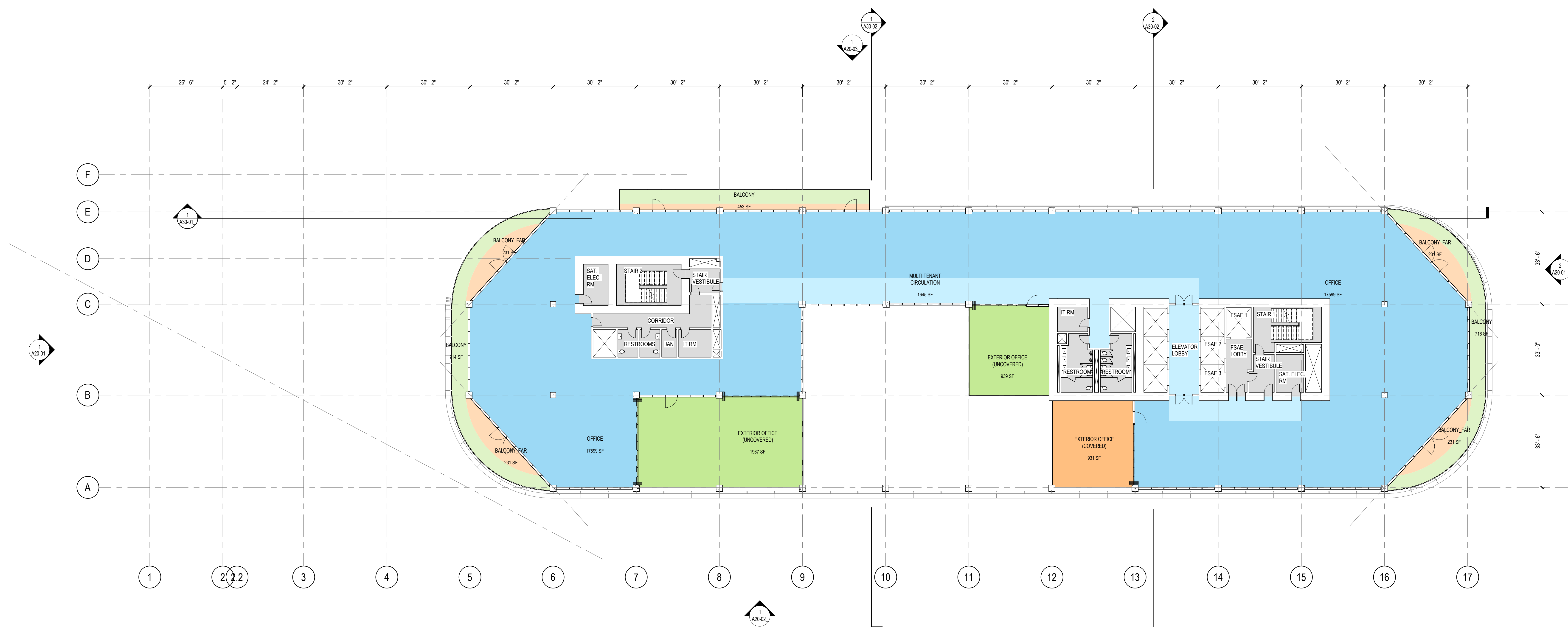
ENTITLEMENT
DRAWINGS
07/15/2022

ISSUE	REVISION	DATE
Job Number		TITLE

OVERALL PLAN -
LEVEL 13

SHEET NUMBER

A10-13_

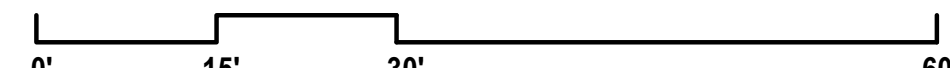


1 LEVEL 13

1/16" = 1'-0"



NORTH



GRAPHIC SCALE

CONSULTANTS

ARCHITECT
KPFF
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ANGELES, CA 90017
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90014
MEP
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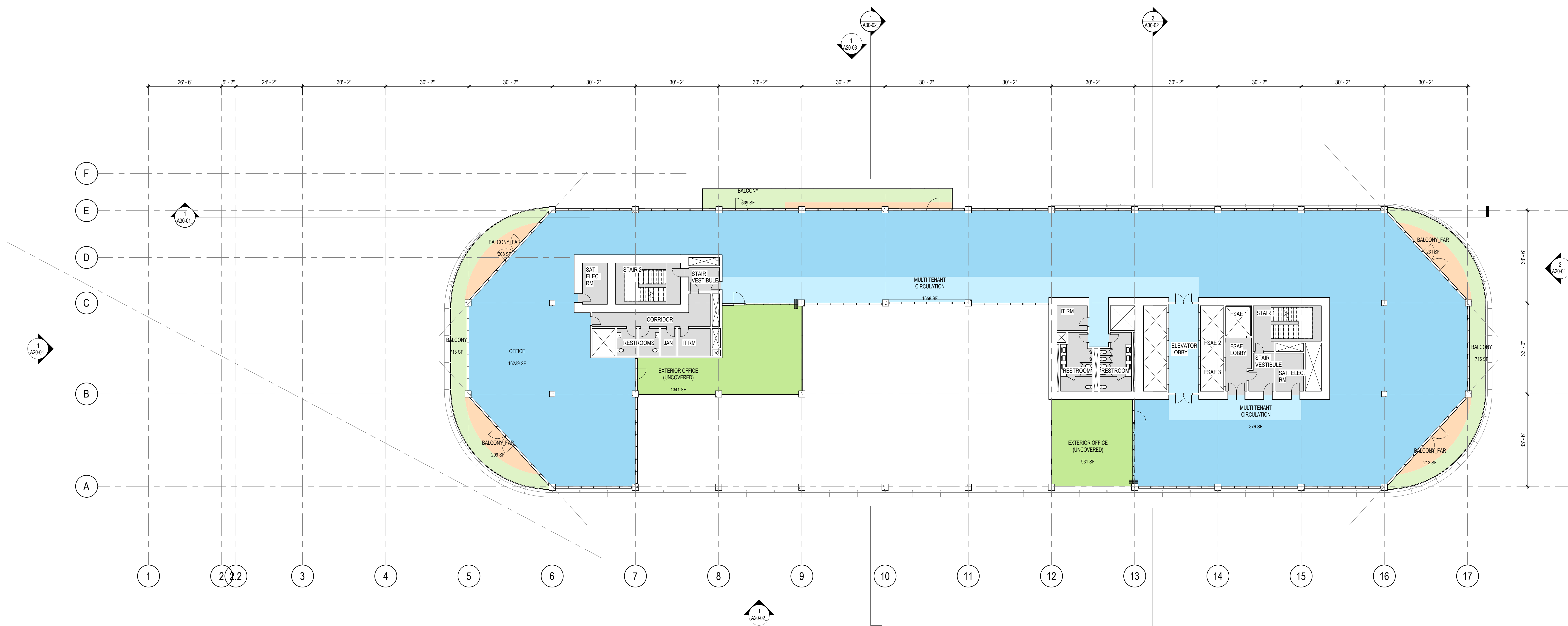
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07/15/2022

DESIGN	REVIEW	DATE
Job Number		TITLE

OVERALL PLAN -
LEVEL 14

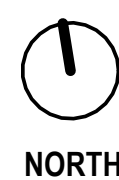
SHEET NUMBER

A10-14



1 LEVEL 14

1/16" = 1'-0"



NORTH



GRAPHIC SCALE

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DOENGEERS
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90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
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ENTITLEMENT
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07/15/2022

ISSUE	REVISION	DATE
Job Number		TITLE

OVERALL PLAN -
LEVEL 15

SHEET NUMBER

A10-15



1 LEVEL 15

1/16" = 1'-0"



NORTH

0' 15' 30' 60'

GRAPHIC SCALE

CONSULTANTS

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KPFF
700 S FLOWER ST SUITE 2100 LOS
ANGELES, CA 90017
STRUCTURAL
DCI ENGINEERS
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90014
MEP
ARUP
900 WILSHIRE BLVD 19TH FLOOR LOS
ANGELES, CA 90017
LANDSCAPING
AGENCY ARTIFACT
5522 W PICO BLVD LOS ANGELES, CA
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ISSUE CHART

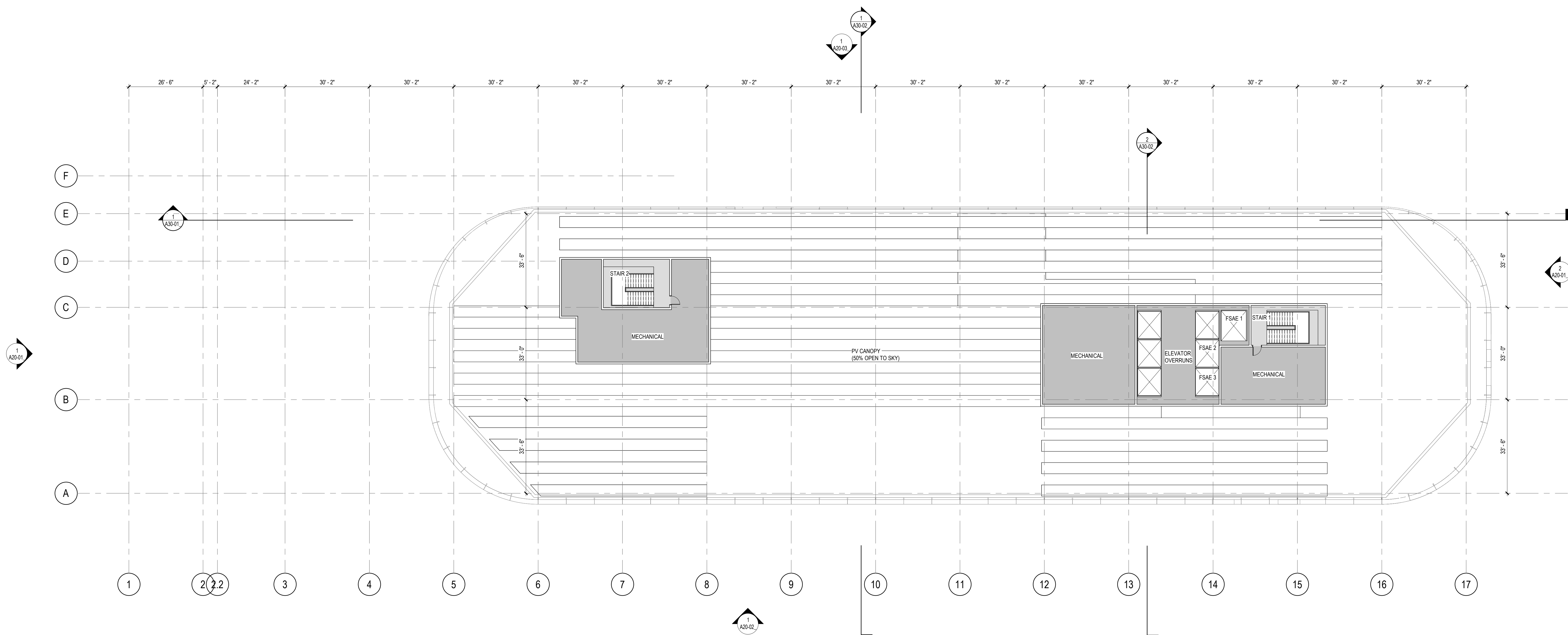
ENTITLEMENT
DRAWINGS
07/15/2022

ISSUE	REVISION	DATE
Job Number		TITLE

MECHANICAL
PENTHOUSE

SHEET NUMBER

A10-16



1 MECHANICAL PENTHOUSE

1/16" = 1'-0"



NORTH



GRAPHIC SCALE

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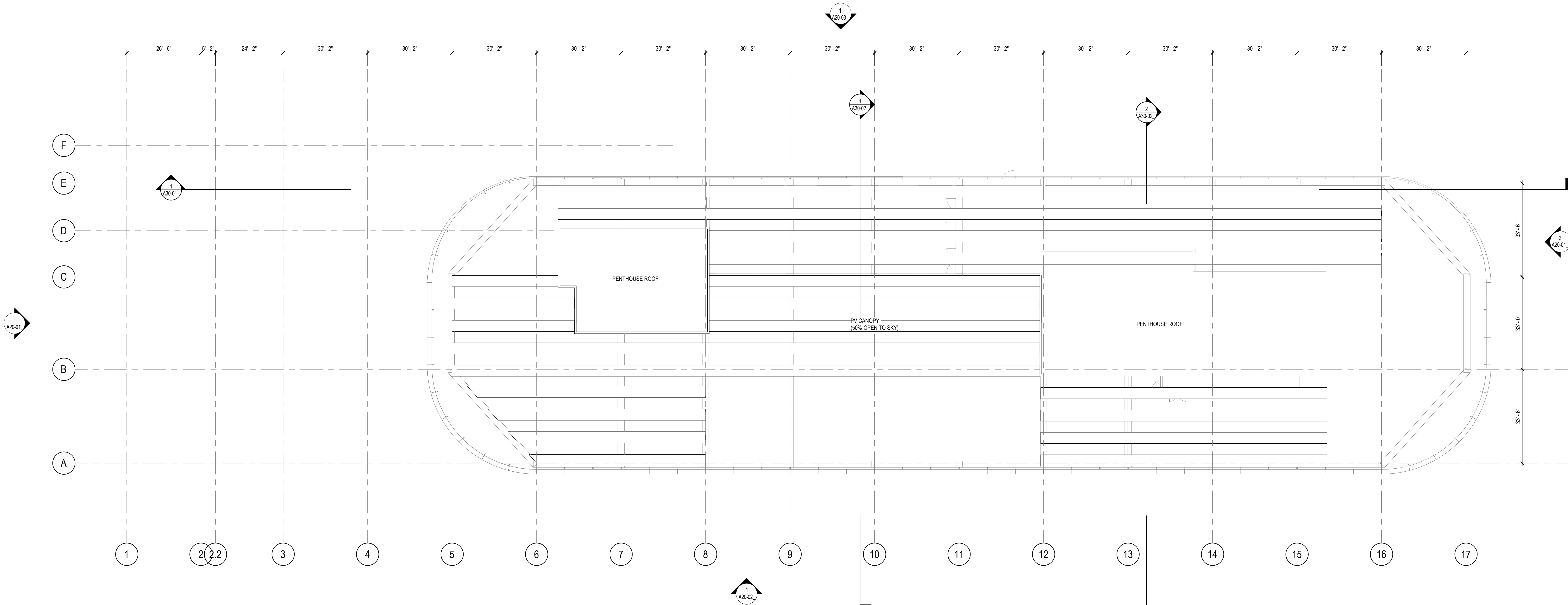
ENTITLEMENT
DRAWINGS
07/15/2022

ISSUE#	REVISION	DATE
Job Number		TITLE

PENTHOUSE ROOF
PLAN

SHEET NUMBER

A10-17_

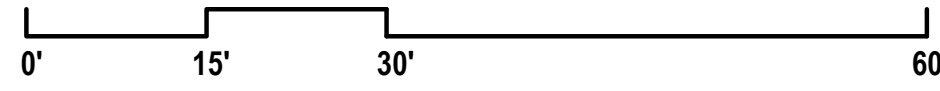


1 PENTHOUSE ROOF

1/16" = 1'-0"



NORTH



GRAPHIC SCALE

CONSULTANTS

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KPF
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ANGELES, CA 90017
STRUCTURAL
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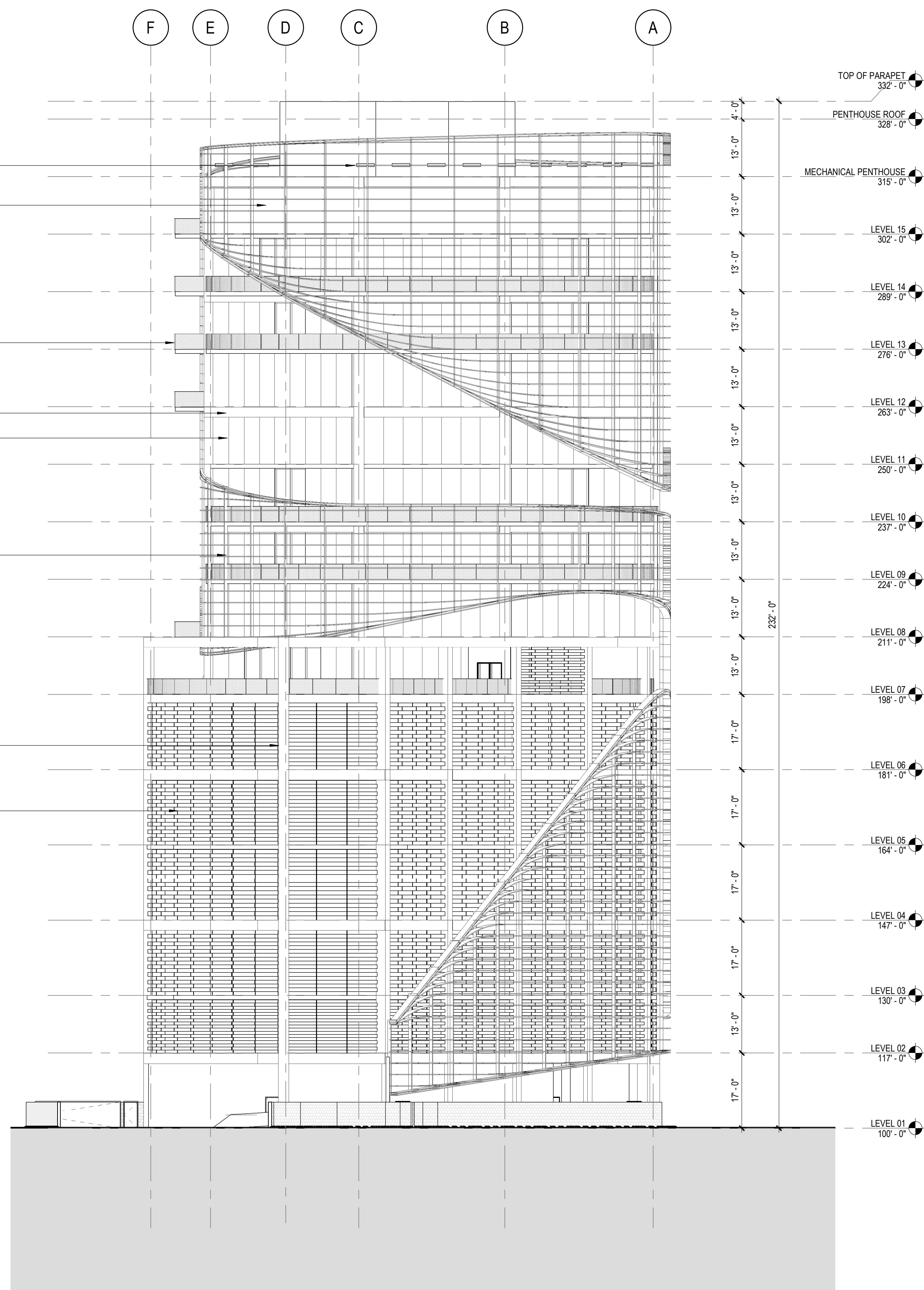
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07/15/2022

ISSUE	REVISION	DATE
Job Number		TITLE

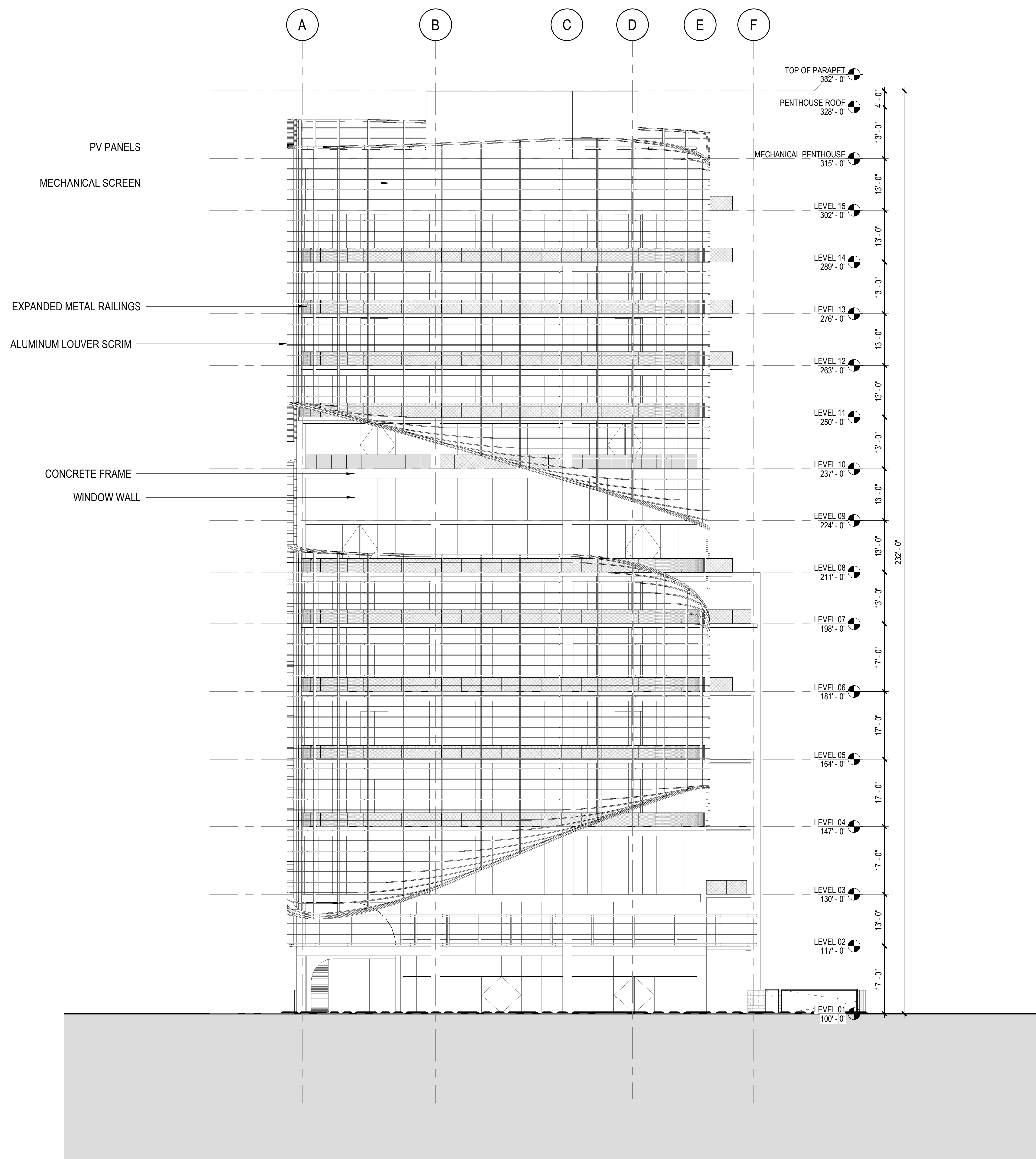
EXTERIOR
ELEVATIONS

SHEET NUMBER

A20-01



1 WEST ELEVATION



2 EAST ELEVATION

1/16" = 1'-0"

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ISSUE CHART

ENTITLEMENT
DRAWINGS
07/15/2022

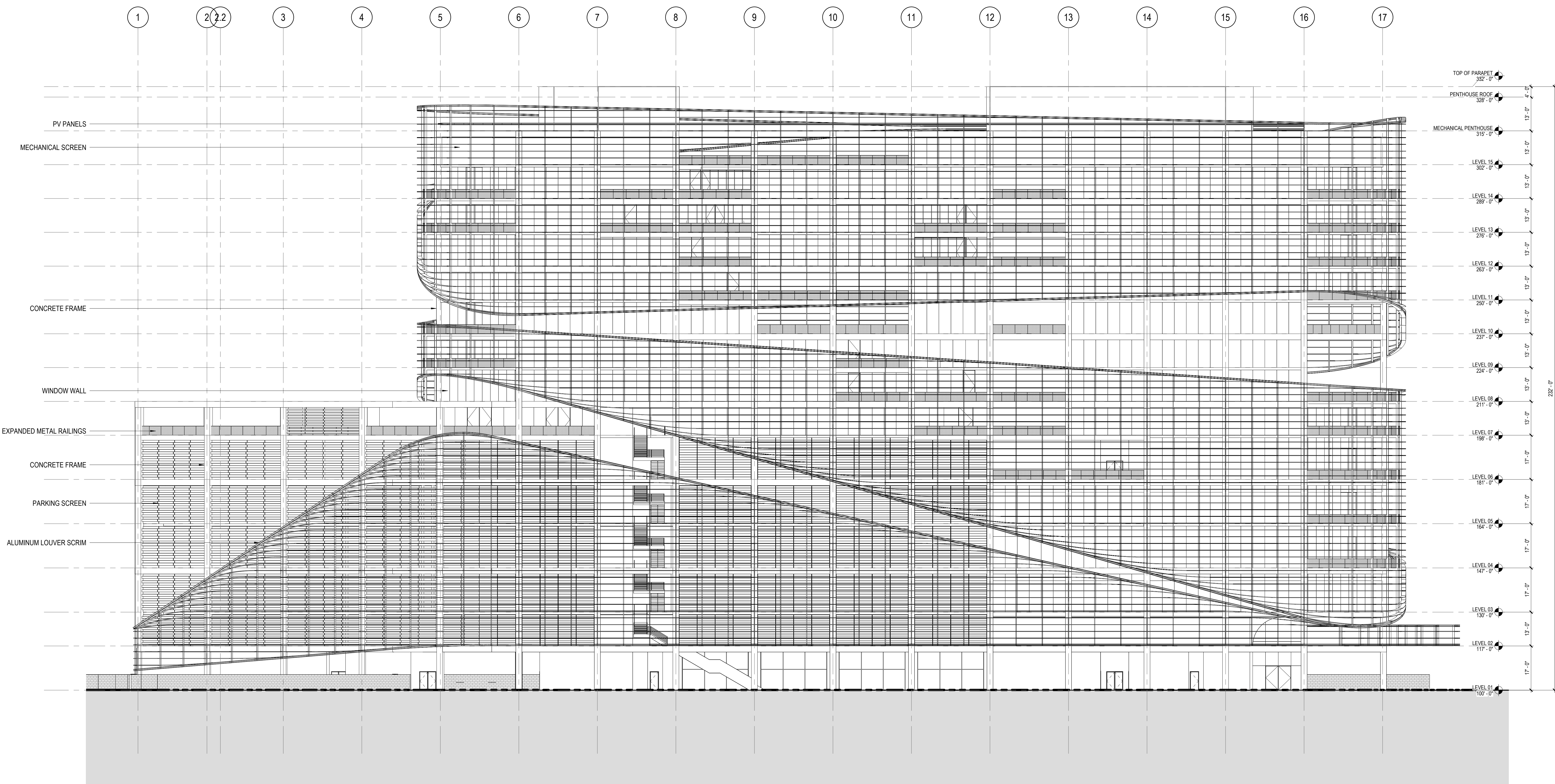
ISSUE#1	ISSUE#2	DATE
Job Number		TITLE

EXTERIOR
ELEVATIONS

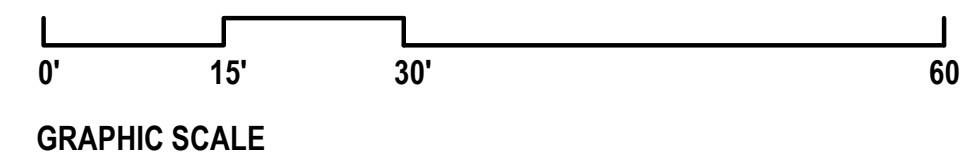
SHEET NUMBER

A20-02

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1 SOUTH ELEVATION
1/16" = 1'-0"



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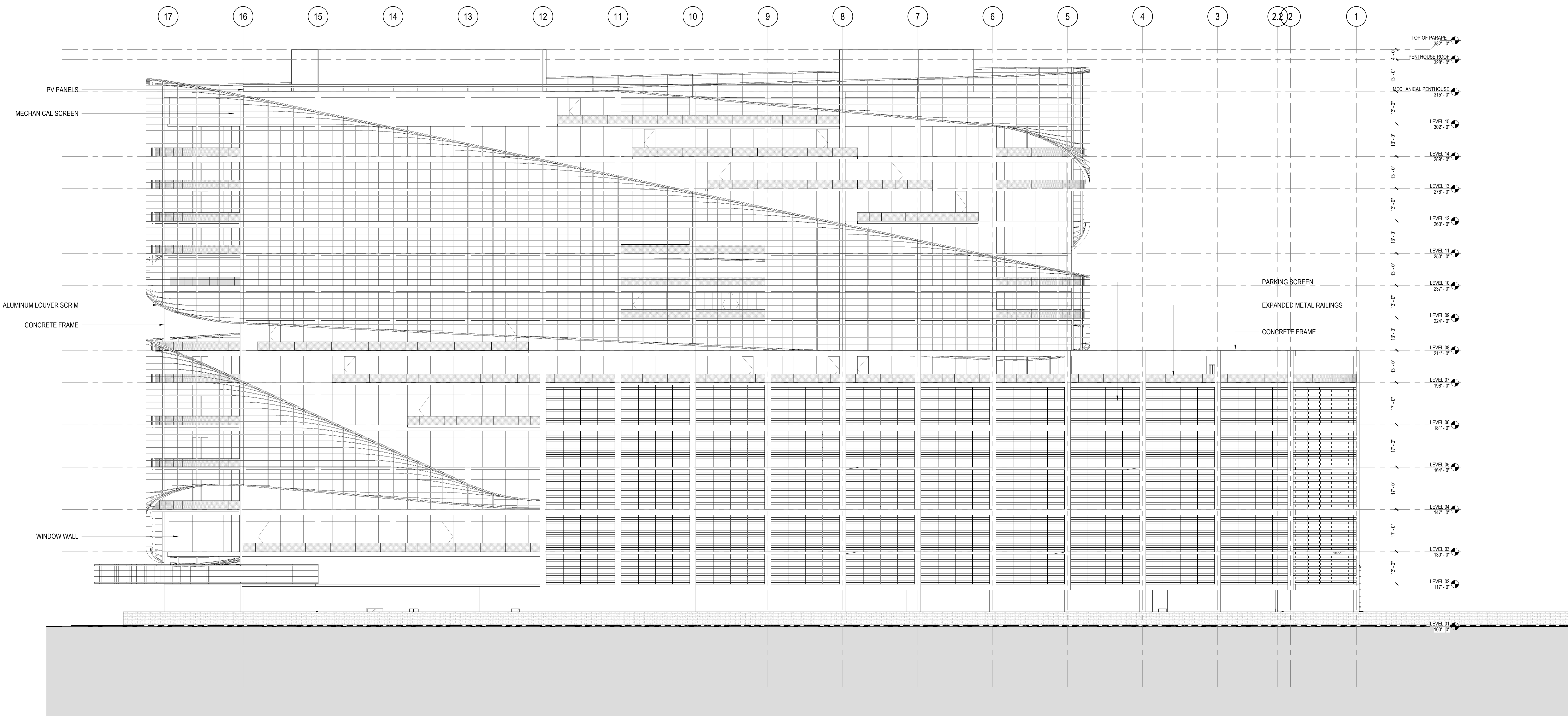
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DRAWINGS
07/15/2022

ISSUE	REVISION	DATE
Job Number		TITLE

EXTERIOR
ELEVATIONS

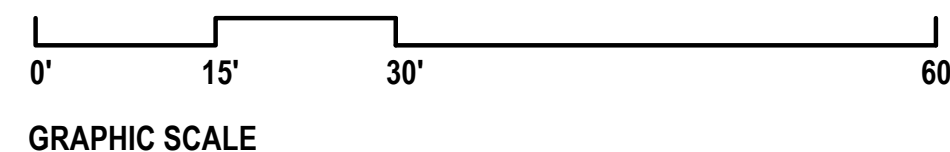
SHEET NUMBER

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1 NORTH ELEVATION

1/16" = 1'-0"



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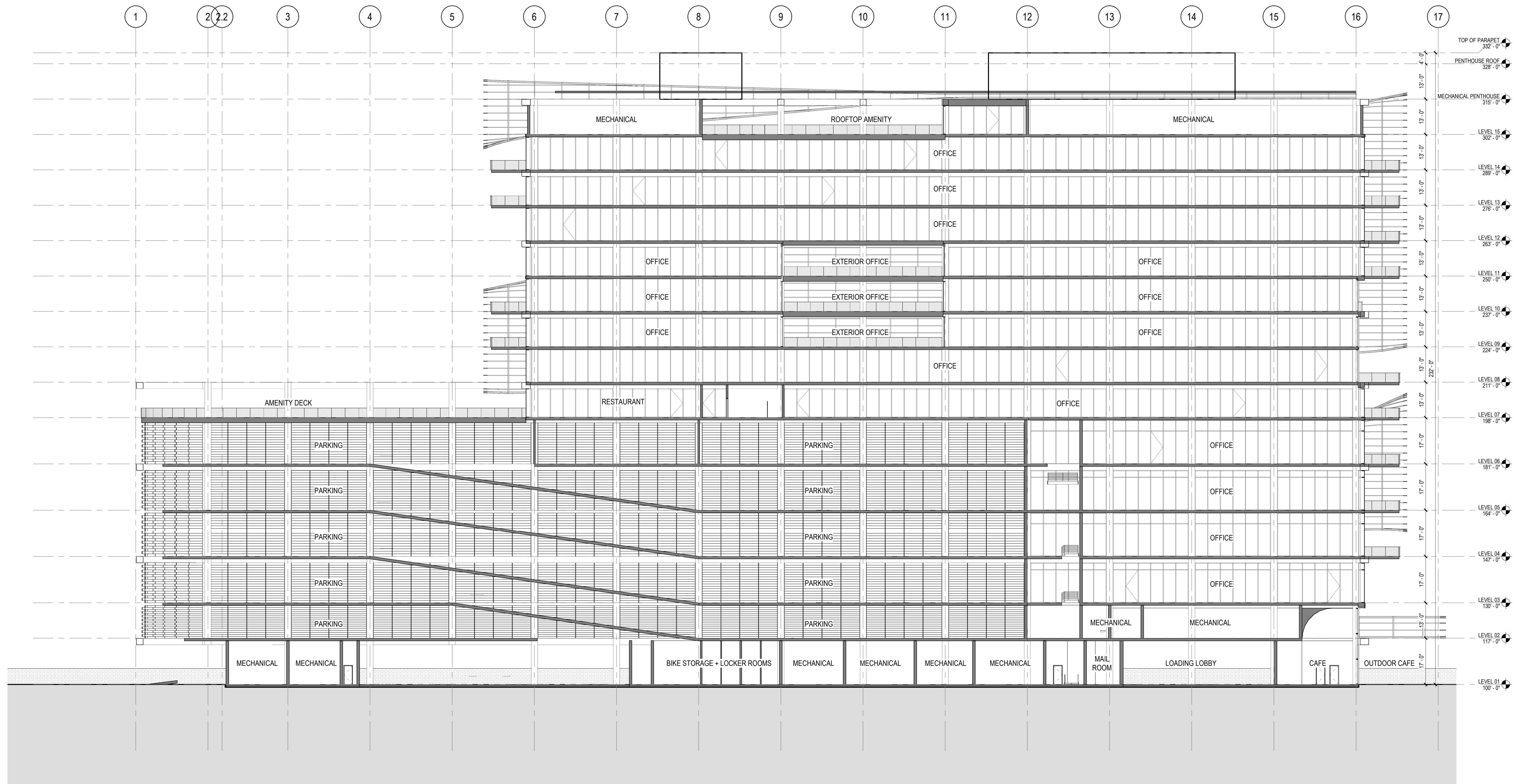
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07/15/2022

DESIGN	REVIEW	DATE
Job Number		TITLE

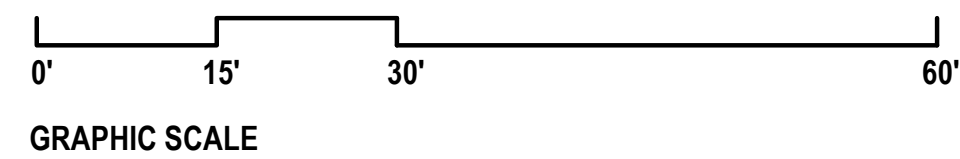
SECTION EAST - WEST

SHEET NUMBER

A30-01_



1 EAST/WEST SECTION - LOOKING NORTH
1/16" = 1'-0"



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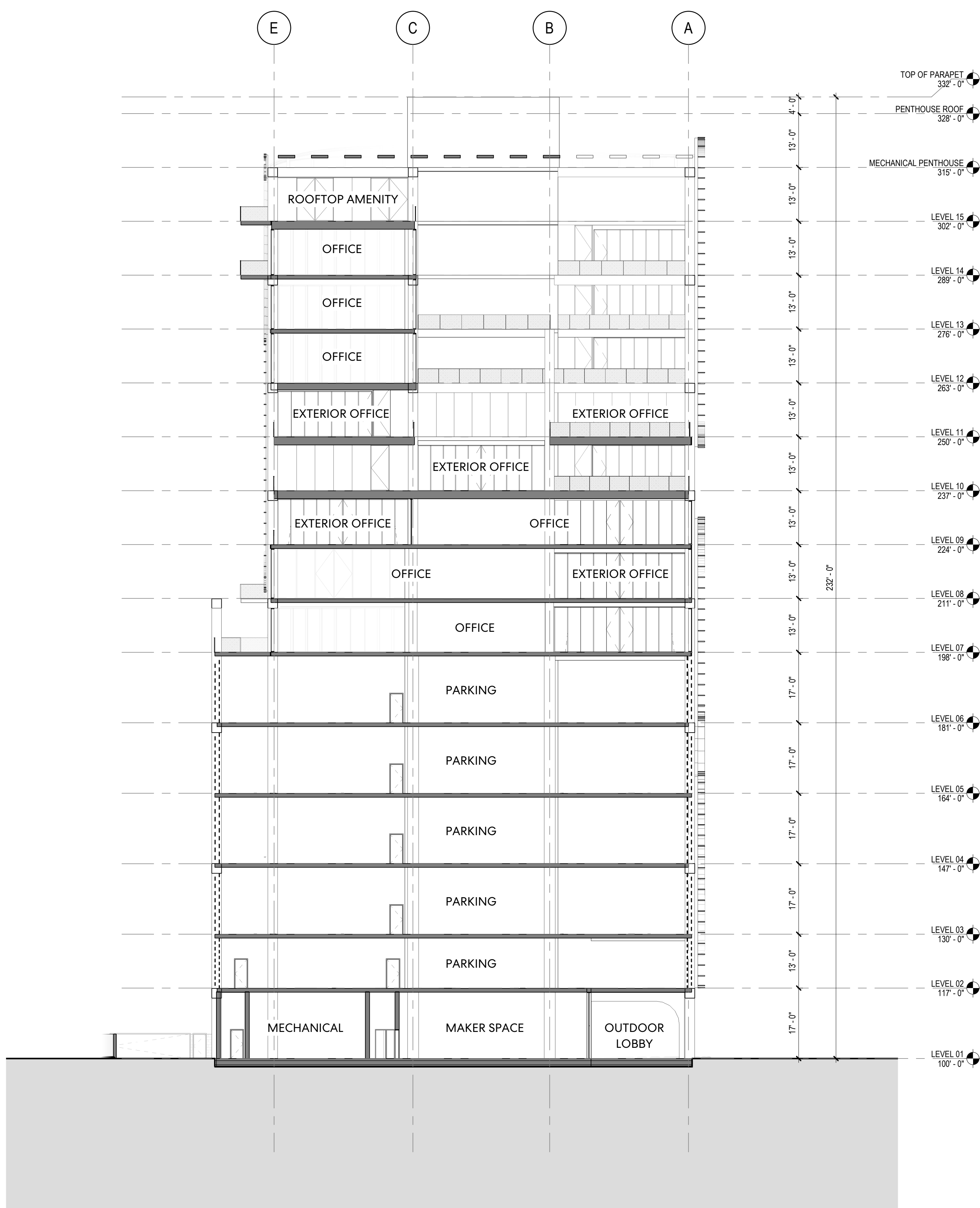
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Job Number		TITLE

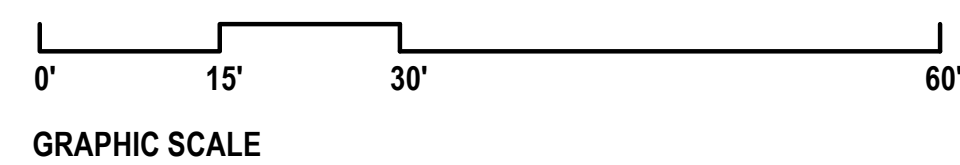
SECTION NORTH -
SOUTH

SHEET NUMBER

A30-02



1 NORTH / SOUTH SECTION
1/16" = 1'-0"



2 NORTH / SOUTH SECTION
1/16" = 1'-0"



Perkins&Will

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Job Number		TITLE

RENDERINGS

SHEET NUMBER

A40-01_

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