



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED 1 Eligible

Case Number _____

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(s): _____

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.

Refer to the Department of City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹ _____ Unit/Space Number _____

Legal Description² (Lot, Block, Tract) _____

Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____

Proposed Use _____

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project Construction, use, and maintenance of a new mixed-use building with 334 residential dwelling units, 37 of which (11% of total) are restricted to VLI households. The building includes approx. 4,636 SF of ground floor commercial uses in an 8-story building with a maximum height of 108 ft. No parking is provided or required per AB 2097.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e., vacant)

Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits)

Site is located within 500 feet of a sensitive use (e.g., school, park)

Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)

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
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite / public right-of-way
- Grading
- Haul Route
- New construction: _____ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

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

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

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

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

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? N/A feet

If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(S) REQUESTED

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

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

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

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) _____

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

⁴ As determined by the Housing and Community Investment Department

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
- Modification of Conditions
- Revision of Approved Plans
- Renewal of Entitlement
- Plan Approval subsequent to Main Conditional Use

- Clarification of Q (Qualified) Condition
- Clarification of D (Development) Limitation
- Amendment to T (Tentative) Classification

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.

Specialized Requirement Form _____

Geographic Project Planning Referral _____

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form _____

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Optional HCA Vesting Preliminary Application _____

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

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement _____

Department of Transportation (DOT) Referral Form _____

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

Hillside Referral Form (BOE) _____

Building Permits and Certificates of Occupancy _____

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ E-mail _____

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

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip _____

Telephone _____ E-mail _____

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

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail _____

Primary Contact for Project⁶ Owner Applicant

(Select only one. Email address and phone Agent/Representative Other

number are required.) _____

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.

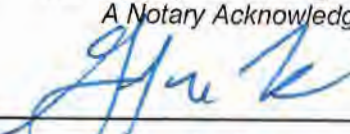
⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e., usually not the agent/representative).

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

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 or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
 - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
 - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
 - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature 

Date 11/07/21

Print Name Grant King

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of California

County of LOS ANGELES

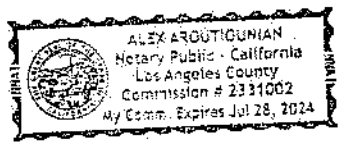
On 11/09/2021 before me, ALEX ARBORETOUNIAN, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.
[Signature]
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.
 - h. 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: _____

Print Name: _____

Date: _____

LEGAL DESCRIPTION

EXHIBIT "A"

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

LOT "A", OF TRACT 2187, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF, INCLUDED WITHIN THE LINES OF LOT "B" OF THE TRASK AND HOMAN TRACT, AS PER MAP RECORDED IN BOOK 12 PAGE 184 OF MAPS, GRANTED TO DAVE H. KARNO, ET AL., BY DEEDS RECORDED JULY 11, 1950 IN BOOK 33639 PAGES 94, 97 AND 98 OFFICIAL RECORDS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT "B"; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 60.02 FEET TO THE MOST SOUTHERLY CORNER OF "B"; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF TRACT NO. 2187, AS PER MAP RECORDED IN BOOK 22 PAGE 12 OF SAID MAP RECORDS; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, 60.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT "B"; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, 2.70 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT ANY PORTION THEREOF, LYING WITHIN THE LINES OF LOT "C" OF SAID TRASK AND HOLMAN TRACT, AS SAID LOT "C" IS SHOWN ON THE MAP OF SAID TRACT.

APN: 5144-019-021

EXHIBIT A

Legal Description

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOT "B" OF THE TRASK AND HOLMAN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 184 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE SOUTHEASTERLY PORTION OF SAID LOT HAS BEEN RESUBDIVIDED AND IS INCLUDED WITHIN THE LINES OF TRACT NO. 2187, AS PER MAP RECORDED IN BOOK 22 PAGE 12 OF MAPS.

APN: 5144-019-007

ATTACHMENT “A”

FINDINGS & SUPPLEMENTAL INFORMATION

842-846 S. Grand Avenue and 845 S. Olive Street, Los Angeles, CA 90014 and 90017

Revised April 20, 2023

➤ **SITE INFORMATION:**

- Address: 842-846 S. Grand Avenue and 845 S. Olive Street
Los Angeles, CA 90014 and 90017
- Lot area: 25,507¹ square feet / 0.59 acres
- APN(s): 5144-019-007 and 5144-019-021

➤ **ACTION(s) Requested:**

- **Density Bonus (DB)**, pursuant to LAMC Section 12.22 A.25, to permit a Project having 334 residential dwelling units with the following incentives:
 - **On-Menu Incentive**, for 20% reduction in the amount of required Open Space, to permit 26,721 square feet in lieu of the required 33,400 square feet of Open Space;
- **Site Plan Review (SPR)**, pursuant to LAMC Section 16.05, for a development project that results in an increase of 50 or more dwelling units and/or guest rooms.
- **California Environmental Quality Act (CEQA) Class 32 Exemption**, pursuant to Section 15332 of the State CEQA Guidelines, for an Urban Infill development.

¹ Net Area per survey dated March 30, 2021 = Gross Area (26,008 SF) less “street easement”.

➤ **PROPERTY / ZONING INFORMATION:**

SUBJECT PROPERTY

The Property is an L-shaped site comprised of two legal parcels, assigned Assessor's Parcel Numbers (APN) 5144-019-007 and 5144-019-021. The Property has a total lot area of approximately 25,583 square feet (0.58 acres) and includes street addresses 842-846 S. Grand Avenue & 845 S. Olive Street, Los Angeles CA 90014. The Property fronts approximately 60 feet along the eastern side of Grand Avenue and approximately 101 feet along the western side of Olive Street. The site is currently improved as a commercial surface parking lot. The subject parcel is outlined in Diagram 1 below.

DIAGRAM 1: PROPERTY AERIAL



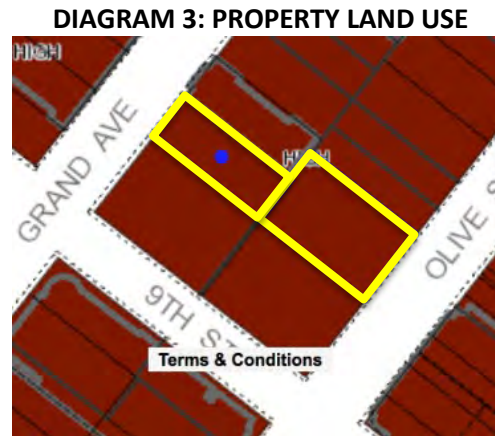
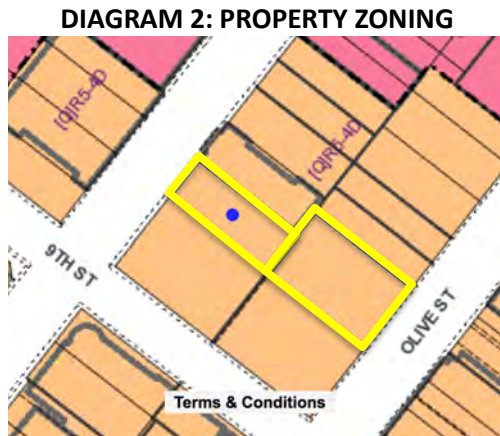
The Project is well-served by public transit. The site is designated TOC Tier 3 and is located approximately 1,200 feet from 7th Street/ Metro Center Station, where the Metro B Line (Red), Metro D Line (Purple), Metro A Line (Blue), and Metro E Line (Expo) are all available.

SURROUNDING LAND USES

The abutting lots to the north and south, as well as the adjacent lots on the east across Olive Street and West across Grand Avenue are also zoned [Q]R5-4D. The Property is adjacent to a 10-story hotel across Grand Avenue, a 30-story residential building across Olive Street, and a 5-story residential building across 9th Street. Immediately to the south, the property is developed with a surface parking lot. Immediately to the North, the property is developed as 10-story hotel on the western lot and a surface parking lot on the eastern lot. The adjacent hotel, the Stillwell, has been identified by Survey LA as code 3CS and 5S3, making the building eligible for State and local listing or designation. The adjacent hotel across Grand Avenue, the Embassy Auditorium and Hotel, is designated as Los Angeles Historic-Cultural Monument (No. 299).

LAND USE DESIGNATION / ZONING CLASSIFICATION

The Property is currently zoned [Q]R5-4D and designated for High Density Residential Land uses by the Central City Community Plan, as shown in Diagrams 2 and 3 below.



The Property’s R5 zoning permits residential uses at one dwelling unit per 200 square feet of lot area. While Height District 4 typically permits unlimited height and a 13:1 Floor Area Ratio (“FAR”), the “D” (development) limitation restricts the overall FAR of the property to 6:1. This FAR restriction is consistent with the FAR restriction imposed on the Property by the City Center Redevelopment plan. The Q condition restricts the maximum commercial FAR to 2:1 and restricts the permitted uses to residential uses permitted in the R5 zone, hotels, motels, apartment hotels and C4 uses.

The Property is located within the boundaries of the Greater Downtown Housing Incentive Area (“GDHIA”) and could take advantage of various development incentives, including eliminating yard & setback requirements, further discussed below.

Further, the Property appears to be located within a Transit Oriented Communities Affordable Housing Incentive Area (“TOC”) Tier 3 radius, due to its proximity to the 7th Street/Metro Center Station, which would typically provide various development incentives in exchange for setting aside a portion of the total units for affordable housing. However, because there are FAR restrictions imposed by the City Center Redevelopment Plan that would be exceeded through a TOC FAR bonus allowance, the City has determined that such scenario would create a legal conflict between State and City development standards and is therefore not allowing projects to use TOC floor area bonuses to supersede Redevelopment Plan floor area restrictions.

The Property is also located within a Transit Priority Area and Los Angeles State Enterprise Zone, and subject to compliance review under the Downtown Design Guide (“DDG”), as further described below.

APPLICABLE ZONING OVERLAYS / SUPPLEMENTAL DISTRICTS

- **CITY CENTER REDEVELOPMENT PROJECT AREA**

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

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

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

The Property is located in the Greater Downtown Housing Incentive Area. The following standards are applicable to all projects within the GDHIA:

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

- **DOWNTOWN DESIGN GUIDE**

Most recently adopted by the City Planning Commission on June 8, 2017, the Downtown Design Guide: Urban Design Standards and Guidelines (DDG) is the official guide to development within Downtown and encourages a more livable and sustainable community. All development projects requesting discretionary entitlements within the boundaries of the DDG map are subject to the provisions of the DDG. Direction is provided regarding Downtown Street Standards (see below), sidewalks, setbacks, and designated "Retail Streets" (Section 3); ground floor street walls (Section 4); parking and access (Section 5); street wall treatment (Section 6); on-site open space (Section 7); architectural detail (Section 8); streetscape improvements (Section 9); signage (Section 10); and public art (Section 12). Upon submittal of a project application to the Department of City Planning, the project plans would be reviewed against the standards and guidelines of the DDG for compliance.

The Project Site is located within the **Financial Core** area as identified in the DDG. Both Grand Avenue and Olive Street are defined as "**Retail Streets**" - where 75% of the Project's street frontage excluding access to parking, along which ground floor space must be

designed to accommodate retail, professional office, live-work uses or lobbies (per Section 4).

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

- **HISTORIC DOWNTOWN LA DESIGN GUIDELINES**

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

- **DOWNTOWN PARKING DISTRICT**

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

- **CENTRAL CITY PARKING DISTRICT**

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

- **TRANSIT PRIORITY AREA**

The Property is within a Transit Priority Area in the City of Los Angeles. In September 2013, the Governor signed into law Senate Bill 743/Assembly Bill 744, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts of projects located in areas served by transit. While the thrust of SB 743 addressed a major overhaul on how transportation impacts are evaluated under CEQA, it also limited the extent to which aesthetics and parking are defined as impacts under CEQA. As a TPA, projects are entitled to certain exemptions under CEQA, as well as parking reductions of .5 spaces per bedroom for the provision of on-site affordable housing. In addition, AB 2097, effective January 1, 2023 allows projects within a TPA to be exempt from parking requirements for both commercial and residential uses. The Project is within one-half mile of the 7th Street/Metro Center Station, and therefore qualifies as a Transit Priority Area under ZI-2452.

- **LOS ANGELES STATE ENTERPRISE ZONE**

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

➤ **SUBJECT PROPERTY - RELATED CASES**

ZA-2016-4863-ZV-TDR-SPR / VTT-74795: On November 20, 2019, the Zoning Administrator approved a Zone Variance, Transfer of Development Rights, and Site Plan Review for a proposed mixed-use high-rise tower to include 205 residential units over 2,430 square feet of ground-floor commercial uses. The variance requests were to permit a minimum parking stall width of 8’ in lieu of the otherwise required 8’-6”, to permit a minimum parking stall length of 16’ in lieu of the otherwise required 18’, and to permit a minimum drive aisle of 21’ in lieu of the otherwise required width. The Advisory Agency approved the tract map on November 26, 2019. Neither decision letter was appealed, but no building permit applications have been submitted to date, and the entitlements have not yet been effectuated. The entitlements are valid through November 26, 2026 (including all available statutory extensions).

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

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

Case No. CPC-2017-432-CPU – Downtown Community Plan Update, *ongoing*

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

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

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

Community Plan text to incorporate Downtown Design Guide, Urban Design Standards and Guidelines.

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

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

Case No. CPC-2005-361-CA – On September 23, 2007, Ordinance No. 179,076 became effective, establishing the Greater Downtown Housing Incentive Area (“GDHIA”).

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

Case No. CPC-1986-606-GPC - On December 20, 1988, the City Council adopted a Zone Change surrounding the subject property via Ordinance No. 164307, in conjunction with the General Plan Consistency Program for the Central City Community Plan. The permanent [D] Limitation restricts floor area ratio to 6:1, except for projects approved for Transfer of Floor Area of the Redevelopment Plan for the Central Business District Redevelopment project; projects approved for the rehabilitation, remodeling, or replacement of existing buildings; projects approved for a density variation of 50,000 SF or less; projects approved for a density variation of more than 50,000 SF prior to the effective date of the ordinance; and projects approved pursuant to any procedure to regulate transfers of floor area. (Related Case No. CPC-1994-225-CPU.)

Case No. ZA-1982-46 – *Not available*

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

Ordinance No. 164,307-SA2020 – Effective January 30, 1989, the City Council adopted a Zone Change surrounding the subject property and established [Q] and [D] Limitations on the subject property. (See also Case No. CPC-1986-606-GPC and Case No. CPC-1994-225-CPU.)

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

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

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

➤ **STREETS AND CIRCULATION**

- Grand Avenue, adjoining the Project to the northwest, is a designated Modified Avenue II street, dedicated to approximately 90 feet in width at this location. Grand Avenue is required to have a 90-foot total public right-of-way dedication, or a 45-foot half dedication. Therefore, it appears that the street is fully dedicated at this location, and no further dedication is anticipated to be required for any redevelopment of the Property on Grand Avenue.
- Olive Street, adjoining the Project to the southeast, is a designated Modified Avenue II street, dedicated to approximately 90 feet in width at this location. Olive Street is required to have a 90-foot total public right-of-way dedication, or a 45-foot half dedication. Therefore, it appears that the street is fully dedicated at this location, and no further dedication is anticipated to be required for any redevelopment of the Property on Olive Street.

➤ **PROJECT DESCRIPTION:**

The Applicant proposed to redevelop the Property with a new 8-story, 108 foot high multifamily residential dwelling building having 334 dwelling units with 37, or 11% of the total units restricted to Very Low Income households, and approximately 4,636 square feet of ground floor commercial uses. The total floor area of the building is approximately 153,039 square feet, with a Floor Area Ratio (FAR) of 6.0:1.

The ground floor features a lobby/reception area and leasing office with access to the building's mail room on the east side of the building along Olive Street. Active ground floor uses are located along primary street frontages with a proposed restaurant space located along Grand Avenue and a second, smaller cafe space proposed along Olive Street. Common amenities such as a ground floor fitness room, co-working space, and spa, and rooftop deck and pool are provided for building residents. From the second floor and above, modular residential dwelling units are arranged along a double-loaded corridor to fit the L-shaped site.

The applicant is requesting Density Bonus approval pursuant to LAMC Section 12.22 A.25, including one On-Menu Incentive and one Waiver of Development Standards, as well as a Conditional Use Permit for Alcohol in conjunction with the proposed ground floor restaurant.

DENSITY

As noted above, the Property is classified in a [Q]R5-4D Zone and designated for High Density Residential land uses by the Plan. Residential uses are permitted at one dwelling unit per 200 square feet of lot area in the R5 Zone. Therefore, the "by-right", or base number of dwelling units permitted on the Property would be 127 units (25,507 SF lot area/200 units = 127.5 units), or **128** units for the purposes of counting additional density.

The State Density Bonus Program, SB1818, and LAMC Section 12.22 A.25(c)(1) allows a 35% density bonus if 11% of the "by-right" units are reserved for Very Low Income households, 20% of the units are reserved for Low Income Households, or 30% of the units are restricted to Moderate Income households. The Project proposes to restrict 37 dwelling units for Very Low Income households, **which is the equivalent of 11% of the total proposed units.**

Notwithstanding the above density provisions, the Property is located within the Greater Downtown Housing Incentive Area and is therefore permitted **unlimited** density.

UNIT DESCRIPTION

The proposed Project consists of a total of 334 residential dwelling units composed entirely of studios. Each unit is outfitted with a full bathroom and kitchen. The Project is a mixed-income housing development, and as noted above, 37 units (11% of the total number of units), will be restricted to Very Low Income households per a covenant for a period of 55 years monitored and regulated by the Los Angeles Housing and Community Investment Department, in accordance with the SB 1818 Density Bonus entitlement application.

ACCESS AND PARKING

The Project does not include residential parking per AB 2097 effective January 1, 2023, which allows zero parking for both residential and commercial uses within a TPA. Required bicycle parking is provided pursuant to the City's Bicycle Ordinance. Bicycle parking spaces will be provided at the ground level in an enclosed bicycle storage room, and short-term bike stalls will be provided at the Grand Avenue and Olive Street frontages near pedestrian building entrances.

OPEN SPACE

The project includes 26,721 square feet of usable common and private Open Space, a 20% reduction in the 33,400 square feet required pursuant to LAMC 12.22 A25 F6. Of the Project's total open space, 18,671 square feet is allocated for common use. A ground level recreation room, gym, spa, co-working space, and outdoor court offers residents ample amenity space. A landscaped deck at roof level features a pool, spas, and outdoor kitchen for residents. The landscape design incorporates the planting of 19 trees and will meet the city's requirement utilizing the In Lieu Fee Tree Ordinance for 66 trees, and includes a variety of drought-tolerant and native species appropriate for the Southern California climate. Private balconies are also provided for some of the residential dwelling units and account for 8,050 square feet of private open space.

In accordance with the spirit and intent of the Central City Community Plan, Downtown Design Guide, and Citywide Design Guidelines, the building uses a variety of architectural materials and building planes to create a human-scaled project at the street level. The design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.

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

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

DENSITY BONUS – ADDITIONAL FINDINGS

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

Additionally, as permitted by LAMC Section 12.22 A.25(g)(3), the Applicant is requesting an On-Menu Incentive for a 20 percent reduction in the required amount of open space to allow 26,721 square feet in lieu of the 33,400 square feet otherwise required.

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

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

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

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

The Project abuts public streets on two of the four building elevations. For street frontages along Grand Avenue and Olive Street, the building is clad in wood panel accent walls and accentuated with vertical perforated metal fins. Double-story windows and commercial spaces located along Grand and Olive allow for indoor/outdoor activity (including the potential for seating, dining, etc.). Window openings and balconies punctuate the building's façade and activate the building's elevation at the upper floor levels.

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

As noted above, the Project abuts a public street on two of the four building elevations, at Grand Avenue and Olive Street. Entrances, windows and balconies are provided along the street facing elevations and are accentuated with architectural detailing including overhangs and handrails.

The primary building entrances for public patrons are located along Olive Street and Grand Avenue where commercial uses are located, and the lobby for building residents is oriented towards Olive Street, and includes a mail area and leasing office for residents. Short-term bicycle parking is located in the public right-of-way along both Olive and Grand, adjacent to entrances, and long-term bicycle parking is located on the ground level, with access from

either street frontage from the interior of the buildings.

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

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

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

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

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

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

The proposed Project consists of the construction, use and maintenance of an 8-story, 108 foot high multifamily residential dwelling building having 334 dwelling units with 37, or 11% of the total units, reserved for Very Low Income households, and approximately 4,363 square feet of ground level commercial uses. The total floor area of the building is approximately 153,039 square feet, with a Floor Area Ratio (FAR) of 6:1. The Applicant is requesting a density bonus approval pursuant to LAMC 12.22 A.25 including an On-Menu incentive for a reduction in required open space.

- **On-Menu Incentive – Open Space.** The Project includes a request for a 20% decrease in required Open Space, for a total of 26,721 square feet in lieu of the required 33,400 square feet of Open Space. The proposed Project consists of a total of 334 studio dwelling units. LAMC Section 12.21 G requires 100 square feet of usable open space per dwelling unit with less than three habitable rooms and 125 square feet for a dwelling unit with three habitable rooms (per LAMC Section 12.03, the definition of “habitable room” in regards to Open Space does not count a kitchen as a habitable room) for a total of 33,400 square feet of required Open Space.

The proposed Project provides 26,721 square feet of Open Space consisting of 8,050 square feet of private balconies, 5,565 square feet of indoor common space and 13,106 square feet of outdoor common space at the ground level and roof level amenity deck for a total of 18,671 square feet of common Open Space, of which 25% of outdoor common space, or 3,280 square feet, will be planted as required per LAMC Section 12.21 G.2 (a)(3).

The provision of additional Open Space would require the Project to remove residential floor area for dwelling units that will be provide both market-rate and restricted affordable dwelling units, as well as floor area utilized for residential amenity space, which in turn would make the Project infeasible.

In addition to on-site indoor and outdoor recreation amenities, the Property is located near substantial public open space resources in Downtown, including Pershing Square, Spring Street Park, Grand Park and City Hall Park Center all within less than a half mile radius of the Property.

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

The Project proposes a 334-unit, mixed-income and mixed-use development within a developed, urban area along a commercial corridor improved with a mix of commercial and residential buildings proximate to public transit. The Project does not involve a structure on the California Register of Historical Resources or a contributing structure in a Historic Preservation Overlay Zone or on the City of Los Angeles list of Historic-Cultural Monuments. The Project does not involve the demolition of a historic structure that was placed on a national, state, or local historic register prior to the submission of the application. Therefore, there is no substantial evidence that the requested incentives and waiver of development standards will have a specific adverse impact on public health and safety.

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

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

SITE PLAN REVIEW – ADDITIONAL FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

Objective 3.8 *Reinforce existing and establish new neighborhood districts which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood activity, are compatible with adjacent neighborhoods, and are developed as desirable places to work and visit.*

Policy 3.15.5 *Increase the density generally within one quarter mile of transit stations, determining appropriate locations based on consideration of the surrounding land use characteristic to improve their viability as new transit routes and stations are funded.*

Policy 3.15.4 *Design and site new development to promote pedestrian activity and provide adequate transitions with adjacent residential uses.*

Objective 3.16 *Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.*

The proposed Project will redevelop a surface parking lot with an 8-story, mixed-use building consisting of 334 residential dwelling units, 37 of which (11% of the total units) reserved for Very Low Income households, with 4,636 square feet of ground level commercial space for restaurant/cafe uses. The total floor area of the building is approximately 153,039 square feet, with a Floor Area Ratio (FAR) of 6.0:1. The location of the Project Site will support the reduction of vehicle trips, vehicle miles traveled and air pollution by concentrating opportunities for residents, employees and visitors within Downtown.

The project site is surrounded by complementary residential and commercial uses and is of a compatible size and scale with the adjacent development landscape. The building's mixture of height, material, and articulated massing will integrate the project with the surrounding uses and context. The Project will enhance and activate Grand Avenue and Olive Street, between W 8th Street and W 9th Street, and provide a mixed-income housing project, which will in turn support surrounding commercial and residential uses. Therefore, the Project is consistent with these goals and objectives for the city's Downtown Center.

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

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

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

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

As noted above, the Project addresses the need for housing by providing mixed-income housing development consisting of 334 residential dwelling units, 37 (11% of the total number of units) of which are restricted to Very Low Income households. The Project will help to alleviate the current housing crisis in Los Angeles and will address the critical demand for affordable housing in the City by providing a mixed-income housing project proximate to transit. The Project is located in a high activity area and is approximately 1,200 feet from 7th Street/ Metro Center Station, where the Metro B Line (Red), Metro D Line (Purple), Metro A Line (Blue), and Metro E Line (Expo) are all available.

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

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

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

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

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

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

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

Policy 1.3.5. *Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs, according to the policies and objectives of the City's Framework Element of the General Plan.*

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

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

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

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

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

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

Policy 2.4.3. *Promote preservation of neighborhood character in balance with facilitating new development.*

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

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

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

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

The Project will increase safety in the area by providing more natural surveillance and eyes on the street consistent with the City of Los Angeles Citywide Design Guidelines as well as the Crime Prevention Through Environmental Design "Design Out Crime" Guidelines. The simple act of replacing an underutilized surface parking lot with an activated use improves the safety of the neighborhood. Locating the Project on this site facilitates residents'

interaction with the community, brings more people onto the street, provides mixed-use income housing options for the City's population, and increases public safety in the area.

The building's mixture of height, material, and articulated massing will integrate the project with the surrounding uses and context. The Project will enhance active corridors along Grand Avenue and Olive Street, activate street presence, and provide a mixed-income housing project, which will in turn support surrounding commercial and residential uses.

MOBILITY PLAN 2035

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

The Project site is well-served by public transit. The site is designated TOC Tier 3, and is located approximately 1,200 feet from 7th Street/Metro Center Station, where the Metro B Line (Red), Metro D Line (Purple), Metro A Line (Blue), and Metro E Line (Expo) are all available.

Central City Community Plan

Per the Community Plan, "The continued economic and social viability of Central City depends on the contributions of a stable population and vibrant, cohesive neighborhoods. Therefore, a primary objective of the Central City Plan is to facilitate the expansion of housing choices in order to attract new and economically and ethnically diverse households."² As such, the proposed Project is consistent with the following goals, objectives, and policies of the Community Plan:

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

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

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

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

² Page III-1 of the Central City Community Plan

Consistent with the Goal and Policies noted above, the Project proposed to develop a mixed-income housing development, with 334 residential dwelling units to meet diverse economic and physical needs and overall demand for the projected increased population in the Community Plan area. As discussed above, the Project will help to alleviate the current housing crisis in Los Angeles and will address the critical demand for affordable housing in the City by replacing a surface parking lot with housing, and without displacing existing residential tenants.

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

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

Downtown Design Guidelines

The site is subject to the Downtown Design Guidelines, which are referenced in the Central City Redevelopment Project Area of the Community Redevelopment Agency ("CRA"), as well as the Central City Community Plan (text amended to include Guidelines on April 29, 2009). The Downtown Design Guidelines encourages Downtown Los Angeles to develop as a more sustainable community with an emphasis on walkability and the making of great streets, districts and neighborhoods. The focus of the Design Guidelines are the relationship of the buildings to the street, including sidewalk treatment, the character of the building as it adjoins the sidewalk and connections to transit.

The proposed project is consistent with most aspects of the Downtown Design Guidelines, including Sustainable Design; Sidewalks and Setbacks; Ground Floor Treatment; Parking and Access; Massing and Street Wall; On-Site Open Space; Architectural Detail; Streetscape Improvements; Signage; Public Art; and Civic and Cultural Life.

The project is in proper relation to adjacent uses and the development of the community. The project site currently consists of a surface level parking lot which is not in proper relation to adjacent development because the existing surface level parking lot creates a pedestrian unfriendly gap in the street-wall along Olive Street and Grand Avenue, north of 9th Street. Along Olive Street and Grand Avenue, between 9th Street and just north of 8th Street are large mixed-use projects which help to improve this section of Olive Street Grand Avenue to be in conformance with the Downtown Design Guidelines. The proposed project will aide in transforming this portion of South Park.

The design of the project is in proper relation to the existing adjacent uses and the development of the community since downtown Los Angeles is planned for greater height and density development than the rest of the city. This project takes advantage of the opportunity to build at a scale appropriate for the site, while remaining sensitive to adjacent uses and not overwhelming them. For these reasons, the proposed project is in proper relation to adjacent uses and the development of the community.

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

The Project consists of an 8-story, 108'-0" high multifamily residential building having 334 dwelling units with 37, or 11% of the total units, reserved for Very Low Income households, and approximately 4,636 square feet of ground level commercial uses. The total floor area of building is 153,039 square feet, with a Floor Area Ratio (FAR) of 6:1. The project provides only bicycle parking, strongly promoting alternative mobility options. 162 long-term bicycle parking spots are provided in the subterranean garage, and 19 short-term bicycle parking spots are located by building entrances in the public right-of-way. The project includes a total of 26,721 square-feet of Open Space, 8,050 square-feet of which is provided by private balconies. There is 18,671 square feet of common open space met by outdoor amenity decks and indoor facilities such a gym on the third story and roof top levels.

The Project is located within the South Park neighborhood of Downtown Los Angeles. The Project Site is surrounded by a mix of parking lots, parking structures, residential buildings, a hotel, office buildings, restaurants and retail. The surrounding buildings vary in height, with some mid-rise buildings and several new high-rise buildings. Immediately to the north of the Project Site there is a 10-story hotel (on the western portion) and a surface parking lot (on the eastern portion) and immediately to the south, the Project Site is bordered by a surface parking lot. Across Grand Avenue there is 9-story commercial building and a 6-story parking lot and across Olive Street there is a 37-story residential building.

In the past decade, South Park has emerged as a high-rise residential neighborhood, starting in 2006 with the 24-story Evo residential tower (311 condominiums), the 19-story Luma (236 condominiums) and Eleven (13 stories, 176 condominiums). Subsequent years have brought a substantial amount of residential construction activity to the immediate area.

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

Height and Bulk

The scale, massing and location of the Project will respond to the unique shape of the site and the surrounding urban context. As previously noted, the Project spans two lots located between Grand Avenue and Olive Street, and W 8th Street and W 9th Street, and is comprised of an 8-story building with a maximum height of 108'-0." The proposed building's mixture of height, material and color will create articulation and visual interest that is appropriately scaled to a downtown, transit-rich neighborhood with a mix of uses. The Project's footprint lines the perimeter of the Property activating primary street frontages. Further, outdoor private and communal amenity spaces are well-placed to both activate the street and with respect to neighboring uses.

Setbacks

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

Lighting

The Project will include low to moderate levels of interior and exterior lighting for security, parking, and architectural highlighting. The Project's lighting will not produce glaring sources that point towards adjacent buildings. Instead, it will provide safe and adequate lighting levels for pedestrians. All pedestrian walkways and parking entrances will be illuminated with ambient night lighting for safety and access. Lighting will complement and highlight the architectural details, while being shielded from the adjacent residences.

Compliance with City and State energy conservation measures currently in place will limit unnecessary interior illumination during evening and nighttime hours. Soft accent lighting used for signage and architectural highlighting would be directed to permit visibility of the highlighted elements but will not be so bright as to cause light spillover. All proposed outdoor lighting will be subject to applicable regulations contained within the Los Angeles Municipal Code. All on-site common open space lighting will be oriented inward, while ambient lighting will gently illuminate spaces along the street.

Interior lighting within the proposed residential units, and commercial uses would be visible from adjacent properties uses during evening hours. Such lighting would not be bright enough to cast illumination onto adjacent properties. Also, it can be reasonably expected that many or most Project residents will use blinds or curtains for privacy, which would reduce the amount of light emanating from the buildings. Furthermore, given the degree of ambient lighting that currently exists in the project area, the proposed lighting would not substantially alter ambient night light levels. Thus, impacts regarding project lighting will be less than significant.

Landscaping

As noted above, the Project provides 26,721 square feet of open space, (a 20% reduction in the required 33,400 square feet), 8,050 square feet of which, is private Open Space, and 3,280 square feet of common Open Space will be landscaped. Additionally, 19 trees will be provided. 7 street trees will be provided per Bureau of Engineering standards at street level, and the rest are planted on site as part of common Open Space. The landscape design has been developed in a manner which includes a variety of drought-tolerant and native species appropriate for the Southern California climate.

Off Street Parking

As noted above, the Project includes no automobile parking, promoting alternative modes of transportation. Bicycle parking is provided pursuant to the City's Bicycle Ordinance. 162 long-term bicycle spaces located on ground level and 19 short-term bicycle spaces located in the public right-of-way on Olive Street and Grand Avenue will be provided for residents, employees and visitors. The trash/utilities room is located at the ground level. The Project will not interfere with access to any other existing developments on the surrounding streets. It will also not interfere with pedestrian activities or vehicle activities, including trash collection, and is compatible with existing and future development in the area.

Trash Collection

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

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

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

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

From the ground floor and above, modular residential dwelling units are arranged to accommodate outdoor amenity decks open to the sky at the north and southern perimeters of the site. The amenity deck includes landscaping, seating areas, and spas at the ground level for building residents. The building also features a roof deck with substantial residential amenity spaces, including lounge areas, spas, and a pool and patio area. The entire roof is designated for passive lounge activity.

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

**CEQA CATEGORICAL EXEMPTION
CLASS 32 – INFILL DEVELOPMENT – FINDINGS**

The Class 32 exemption (Section 15332 of the State CEQA Guidelines) is intended to promote infill development within urbanized areas. Class 32 consists of projects characterized as in-fill development meeting the following conditions:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:

The Subject Property is zoned [Q]R5-4D and is designated for High Density Residential land uses, respectively, in the Central City Community Plan area. The proposed Project will be consistent with all applicable land use designation and policies and zoning designation and regulations of the General Plan, Community Plan, and the LAMC.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:

The Property consists of two legal parcels, comprised of approximately 25,583 square feet (0.58 acres), located wholly within the City of Los Angeles. It is surrounded entirely by urban uses, including a mix of commercial and residential uses.

(c) The project site has no value as habitat for endangered, rare or threatened species:

The Project is situated in an established, fully-developed mixed-use corridor, adjacent to a large boulevard, and nearby multiple employment centers. The Project site has no value as a habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:

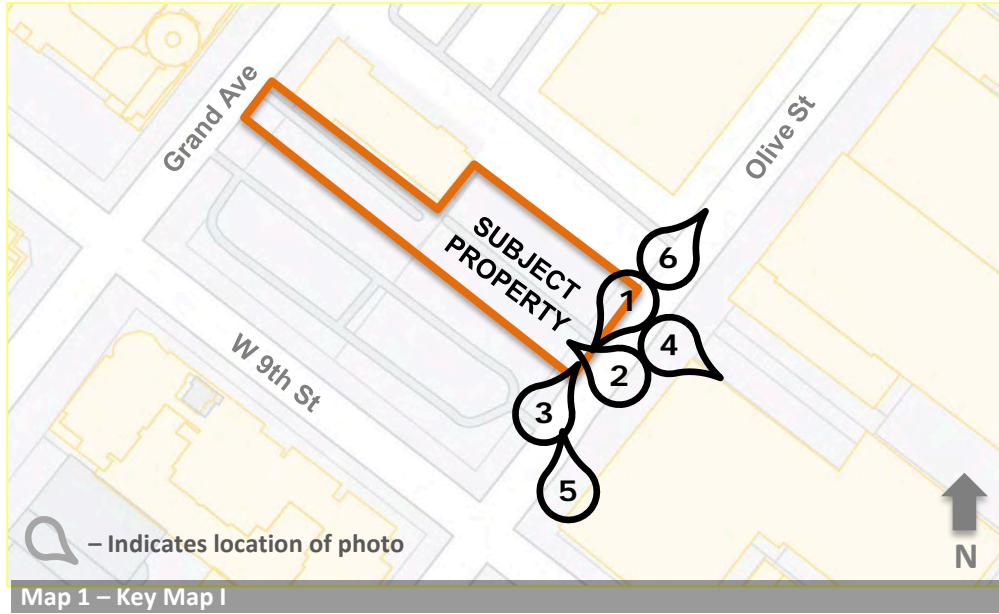
The Project is required to comply with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, storm water mitigations; and Best Management Practices for storm water runoff. An AQ/Noise will be provided as part of processing the entitlement case.

The Project will be assessed by LADOT to determine whether a traffic study will be required.

(e) The site can be adequately served by all required utilities and public services:

The site is currently being served adequately by the City's Department of Water and Power, the City's Bureau of Sanitation, the SoCal Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, and many others public services. The utilities and public services have been servicing the neighborhood continuously for many years. In addition, the California Green Code requires new construction to meet stringent

efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. The Project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the five conditions listed above.



Map 1 – Key Map I



Aerial view of Subject Property



"Birds eye" view of Subject Property

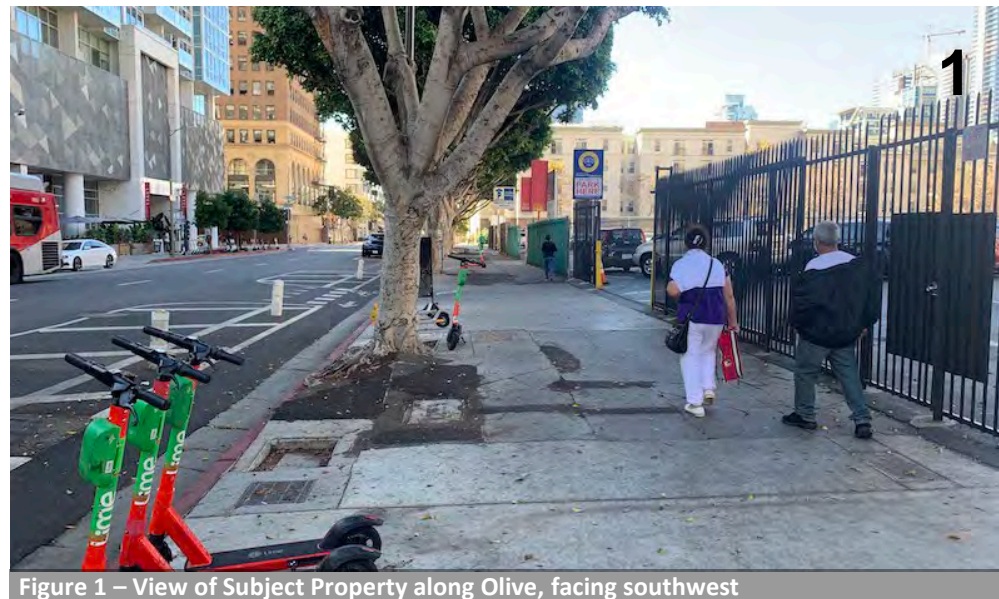


Figure 1 – View of Subject Property along Olive, facing southwest

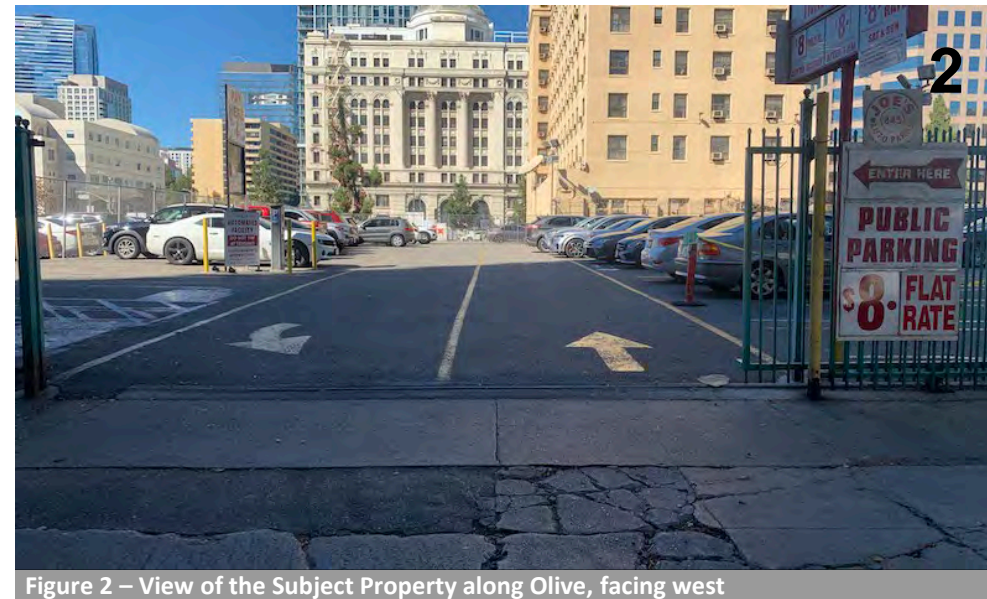


Figure 2 – View of the Subject Property along Olive, facing west

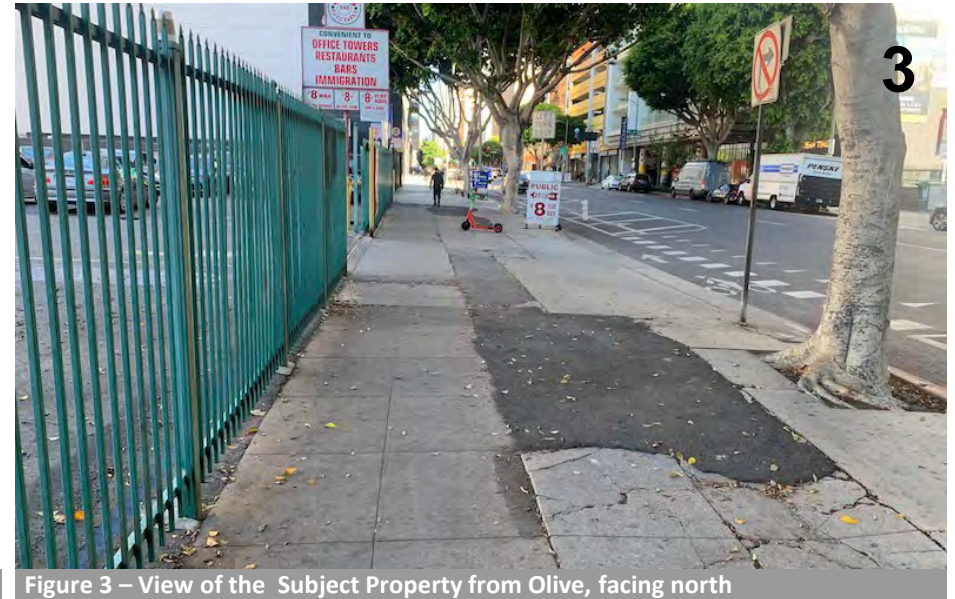


Figure 3 – View of the Subject Property from Olive, facing north

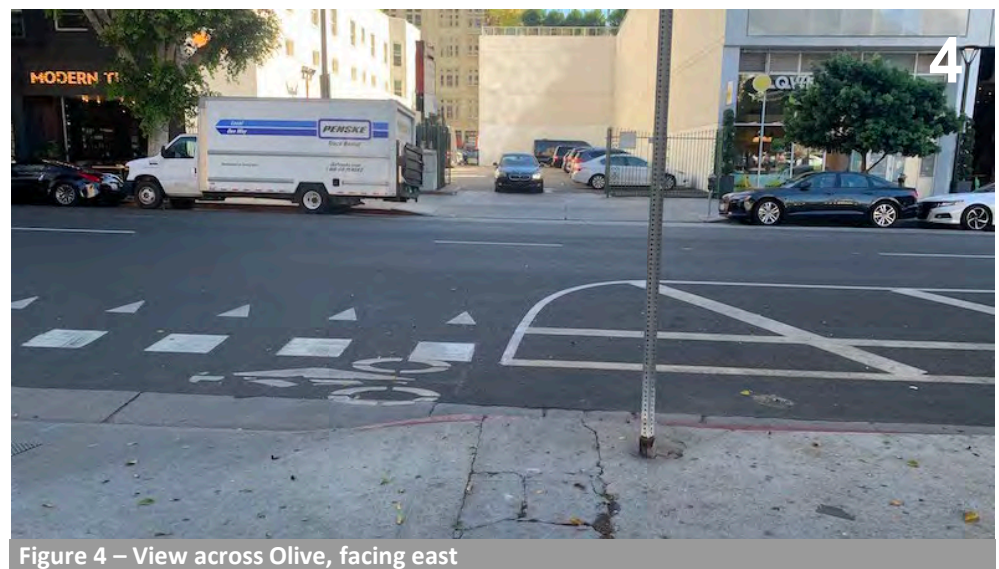


Figure 4 – View across Olive, facing east

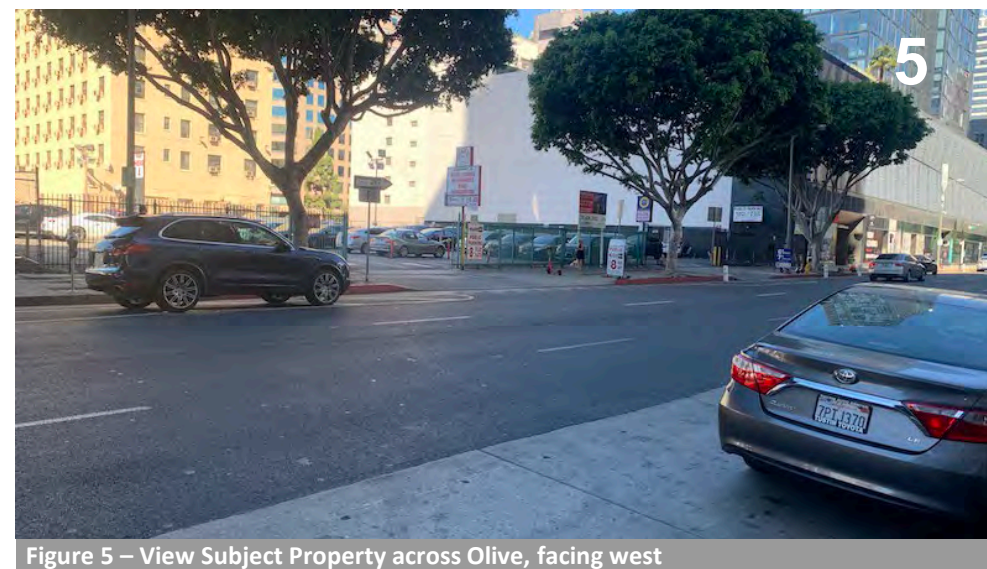


Figure 5 – View Subject Property across Olive, facing west

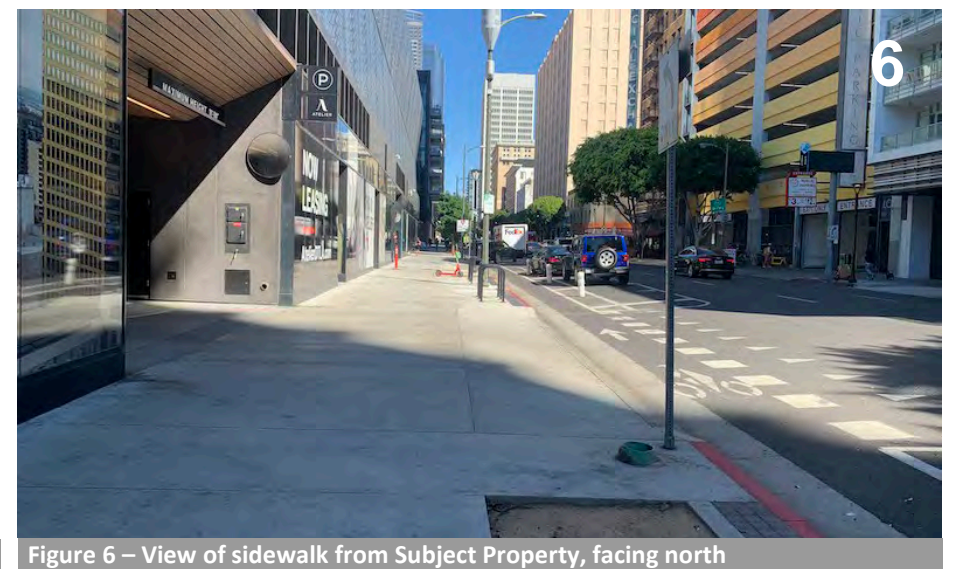


Figure 6 – View of sidewalk from Subject Property, facing north

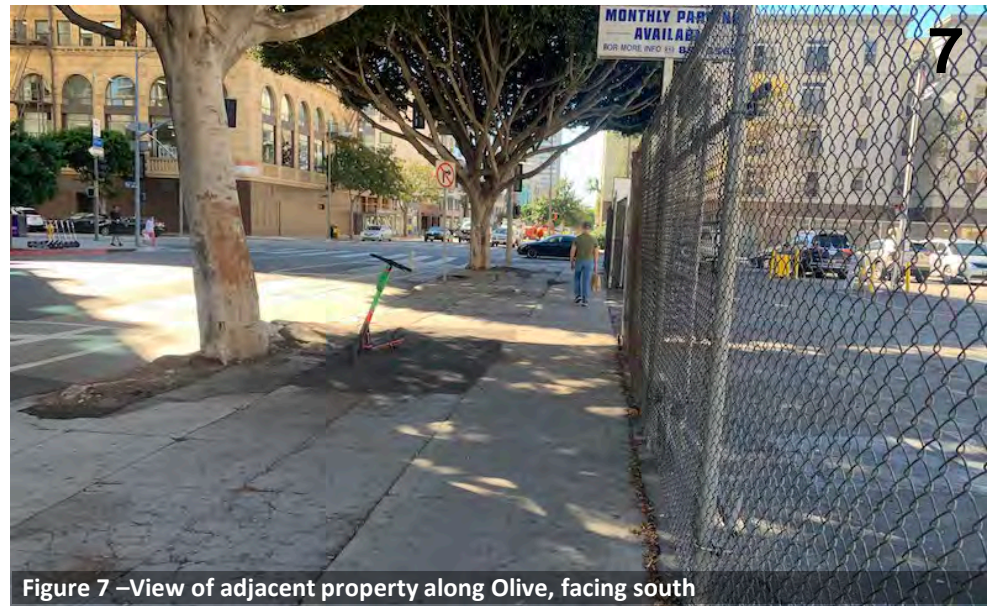
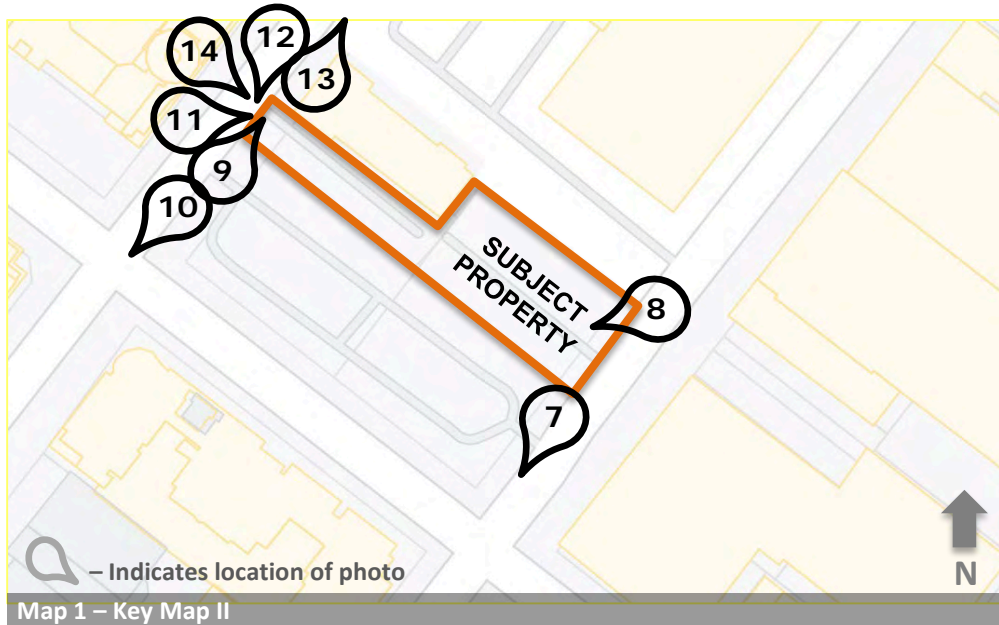


Figure 7 -View of adjacent property along Olive, facing south

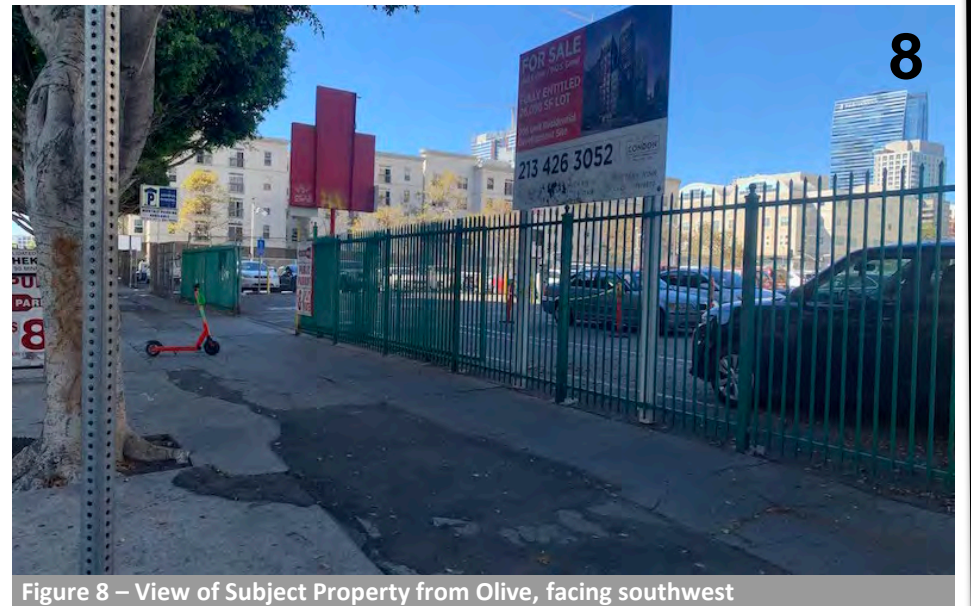


Figure 8 - View of Subject Property from Olive, facing southwest

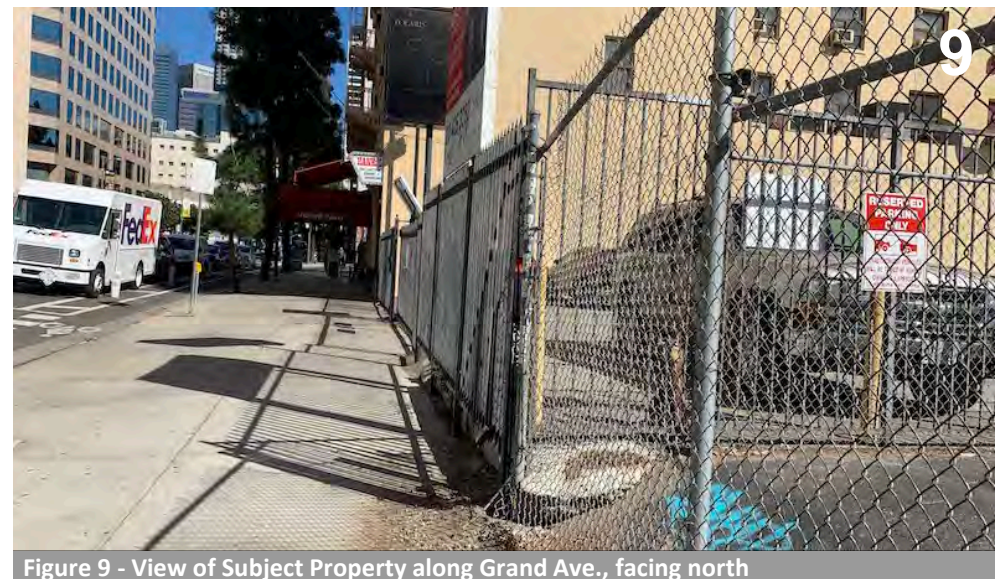


Figure 9 - View of Subject Property along Grand Ave., facing north

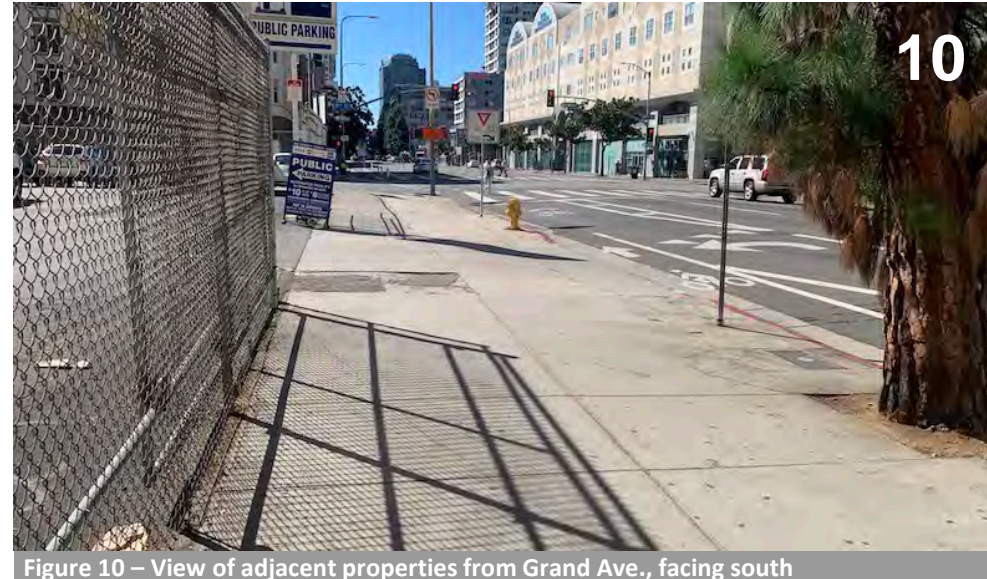


Figure 10 - View of adjacent properties from Grand Ave., facing south

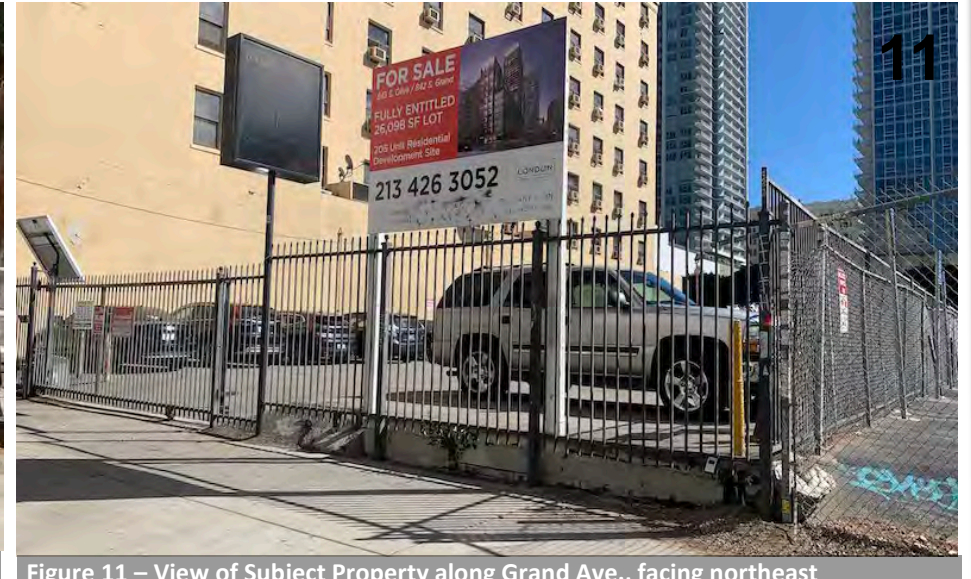


Figure 11 - View of Subject Property along Grand Ave., facing northeast

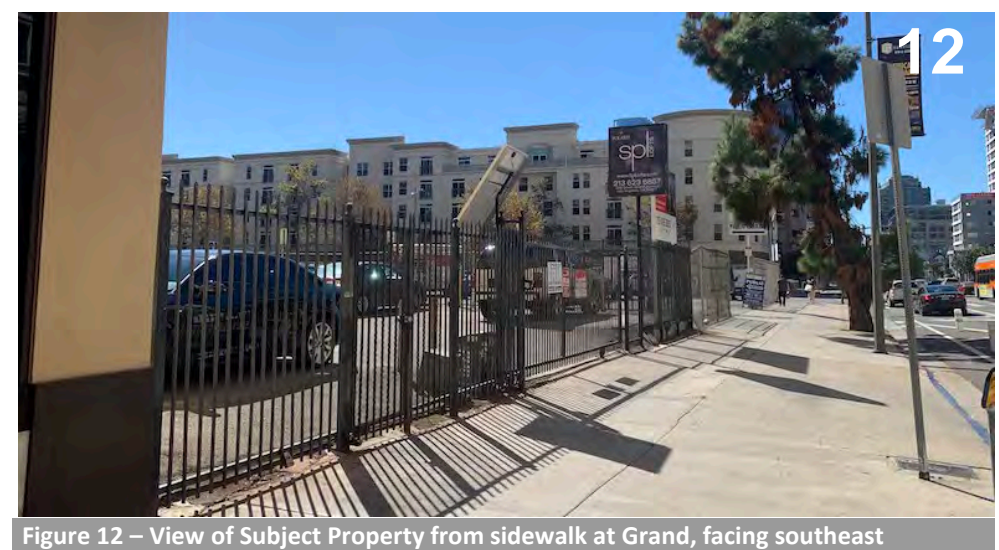


Figure 12 - View of Subject Property from sidewalk at Grand, facing southeast

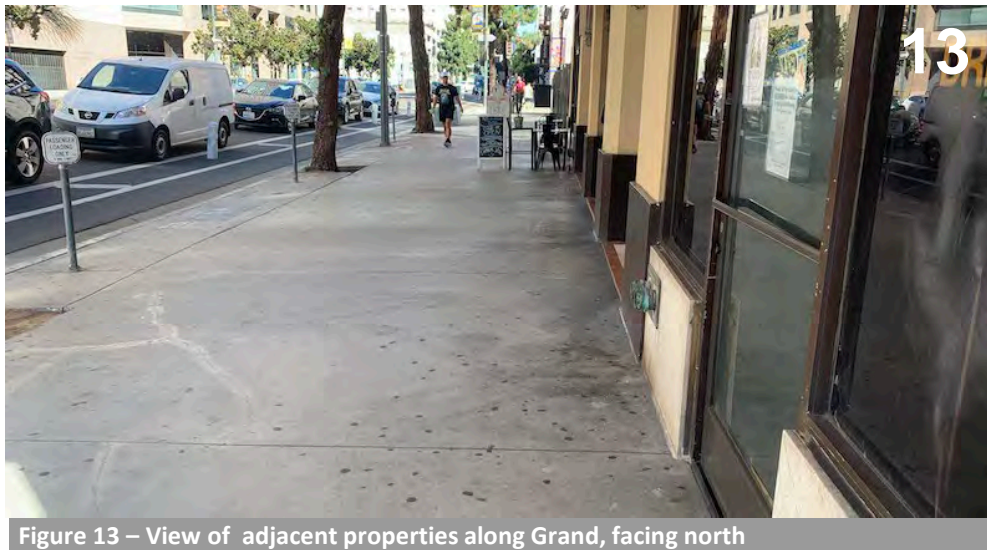


Figure 13 - View of adjacent properties along Grand, facing north

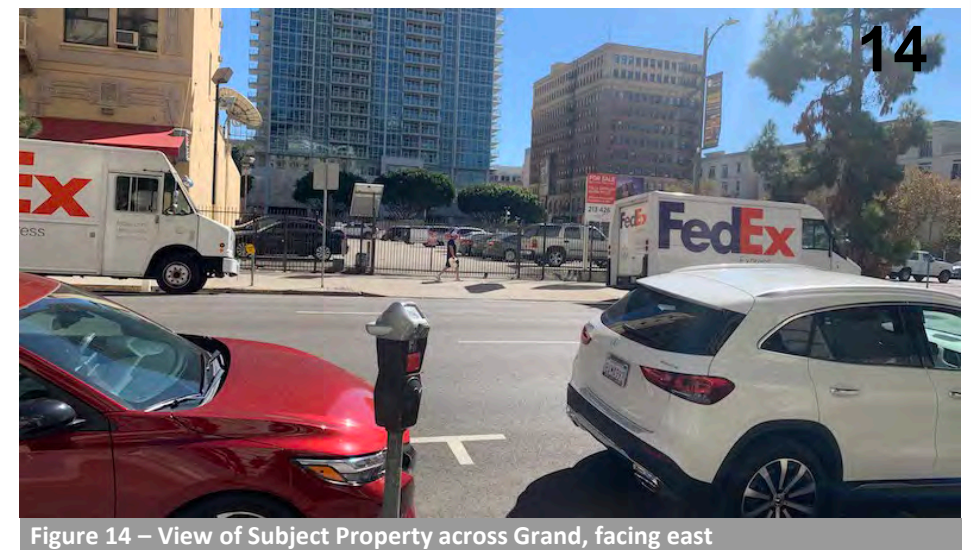


Figure 14 - View of Subject Property across Grand, facing east

PROJECT INFORMATION

Site Address: 845 OLIVE STREET & 842 - 846 S. GRAND AVENUE, LOS ANGELES, CA 90014

OWNERSHIP

RELEVANT OLIVE PARTNERS, LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028
Contact: Grant King
Phone: 323.466.1400

ARCHITECT

MVE+PARTNERS
888 S. Figueroa St, Suite 2170
Los Angeles, CA 90017
Contact: Matt McLarand, Sherwin Pineda
Phone: 213.805.7600

LANDSCAPE

SALT Landscape Architects
423 Gin Ling Way
Los Angeles, CA 90012
Contact: Annie Pai
Phone: 213.234.0057

ZONE

ZI - 2452 TRANSIT PRIORITY AREA
ZI - 2374 LA STATE ENTERPRISE ZONE
ZI - 2385 GREATER DOWNTOWN HOUSING INCENTIVE AREA
ZI - 2488 REDEVELOPMENT PROJECT AREA, CITY CENTER

APN	ZONING	GENERAL PLAN DESIGNATION
5144-019-021	[Q]R5-4D	HIGH DENSITY RESIDENTIAL
5144-019-007	[Q]R5-4D	

PROJECT DESCRIPTION

- 8-Story building with up to 334 residential units.
- 5 Levels of Type III-A over 3 Levels of Type I-A. with a partial basement along Olive Street.
- 7 Levels of Residential with 1 Level of ground floor cafe, restaurant, and lobby.

The proposed project is requesting a Density Bonus Approval pursuant to LAMC Section 12.22 A.25, including one on-menu Incentive for a Reduction in the required amount of open space.

LEGAL DESCRIPTION

PARCEL 1:
LOT "B" OF THE TRASK AND HOLMAN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 184 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE SOUTHEASTERLY PORTION OF SAID LOT HAS BEEN RE-SUBDIVIDED AND IS INCLUDED WITHIN THE LINES OF TRACT 2187, AS PER MAP RECORDED IN BOOK 22, PAGE 12 OF MAPS.
APN: 5144-019-007

PARCEL 2:
LOT "A" OF TRACT 2187, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF, INCLUDED WITHIN THE LINES OF LOT "B" OF THE TRASK AND HOLMAN TRACT, AS PER MAP RECORDED IN BOOK 12, PAGE 184 OF MAPS, GRANTED TO DAVE H. KARNQ, ET AL., BY DEED RECORDED JULY 11, 1950 AS INSTRUMENT NO. 1950-343 IN BOOK 33639, PAGE 94 OFFICIAL RECORDS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT "B"; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 60.02 FEET TO THE MOST SOUTHERLY CORNER OF LOT "B"; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF TRACT NO. 2187, AS PER MAP RECORDED IN BOOK 22, PAGE 12 OF MAPS; THENCE TO THE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, 60.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT "B"; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, 2.70 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT ANY PORTION THEREOF, LYING WITHIN THE LINES OF LOT "C" OF SAID TRASK AND HOLMAN TRACT, AS SAID LOT "C" IS SHOWN ON THE MAP OF SAID TRACT.
APN: 5144-019-021

LOT AREA :

Land Area (ALTA/NSPS):		
5144-019-021 -	15,728.00 sf	(0.361 acres)
5144-019-007 -	9,778.50 sf	(0.224 acres)
Total -	25,506.50 sf	(0.586 acres)

ZONING FLOOR AREA

Allowable Base Floor Area: 153,039 sf (6.00 FAR Base)
25,506.50 sf X 6.0 =

Total Proposed Floor Area
Residential 148,403 sf
Restaurant 4,636 sf

ZONING HEIGHT

Max. Height Allowed: Unlimited per [Q]R5-4D Zone
Proposed Building Height: 108'-0" ft

RESIDENTIAL DENSITY

Allowable # of Units: Unlimited Units per ZI No.2385
Proposed: 334 total units

DWELLING UNITS

Studio 334 Units (including 11% set aside, or 37 Units, Very Low Income "VLI")
Total 334 Units

SETBACKS:

REQUIRED**
Front (Olive St): NONE
Side (North): NONE
Front (Grand Avenue): NONE
Side (South): NONE
**Per ZI No. 2385, Greater Downtown Housing Incentive Area, all yard requirements were eliminated

PROVIDED

Front (Olive St): 0' - 0"
Side (North): 0' - 0"
Front (Grand Avenue): 0' - 0"
Side (South): 0' - 0"

PARKING

REQUIRED Residential
STUDIO 334 units x 1 stall/unit = 334 stalls
Total 334 Units
334 stalls*
*None required per AB2097

Restaurant
Per AB2097, none required for Retail/Restaurant Uses
None

PROPOSED Residential
*Per AB2097, no minimum parking required.
None

Restaurant
*Per AB2097, no minimum parking required.
None

OPEN SPACE

REQUIRED (Per LAMC 12.21-G)	UNIT COUNT	OPEN SPACE
Units with Less than 3 Habitable Rooms (100 sf. Required per Unit) (studios)	334 Units	33,400 sf
Total Open Space Required	334 Units	33,400 sf
20% reduction in Open Space per LAMC 12.22 A25 F(6)		26,720 sf

PROPOSED
Common Outdoor OS (Level 1 Courtyard & Roof Deck) 13,106 sf
Common Indoor OS: Amenities @ 25% max. of required. 6,680 sf
Private Open Space (161 Balconies) 8,050 sf

Total Proposed Open Space 26,721 sf

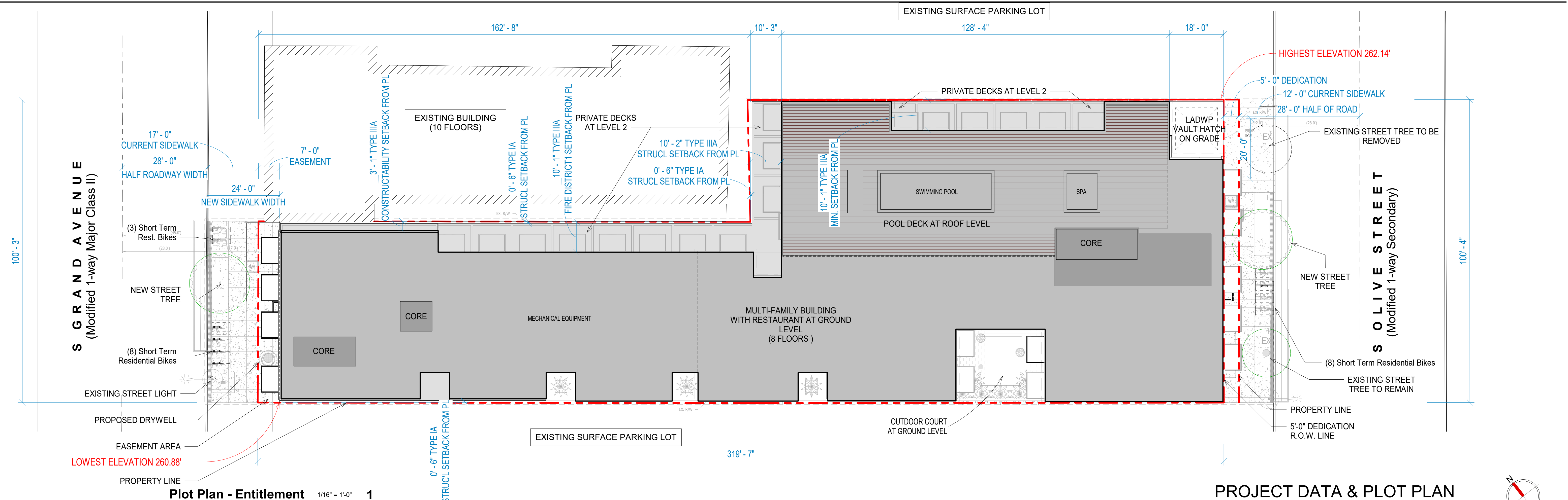
Total Planted Area (25% of Outdoor Common Open Space) 3,280 sf

BICYCLE PARKING

REQUIRED / PROPOSED [Per Table 12.21 A.16 (a)(1)(i)]	Short Term	Long Term
Residential		
1-25 (25 Units)	2.5	25
26-100 (75 Units)	5.0	50
101-200 (100 Units)	5.0	50
201-336 (133 Units)	3.3	34
Subtotal	16	159
Commercial	Short Term	Long Term
4,636 SF Restaurant	2.3	2.3
Subtotal	2.3	2.3
Total	19	162

TREES

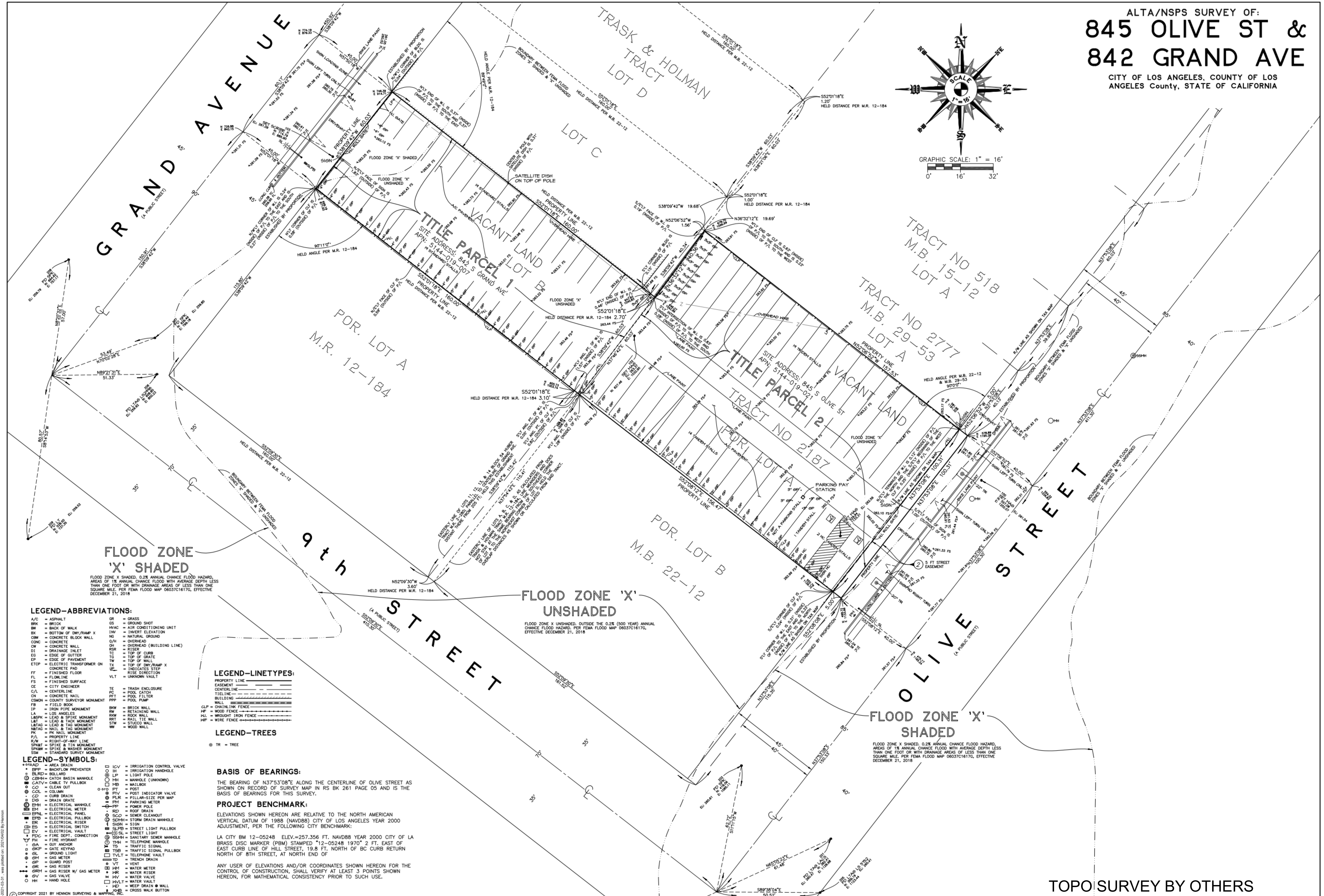
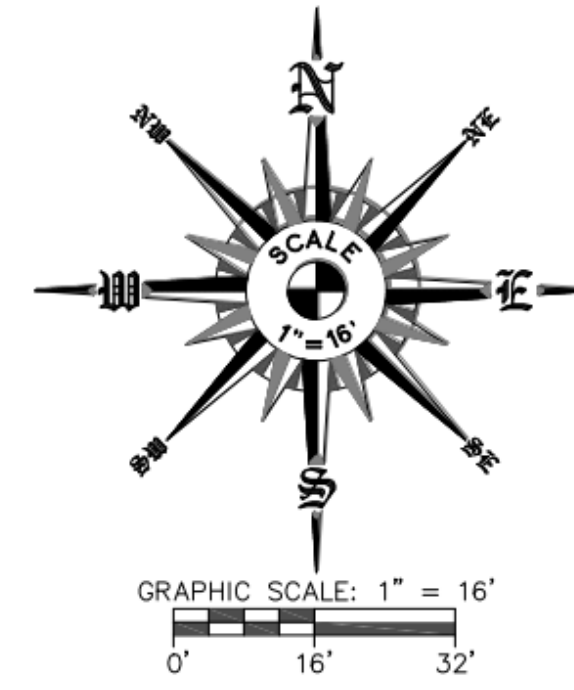
REQUIRED (1 per 4 Units) 84 Trees
PROPOSED (1 per 4 Units) 19 Trees



PROJECT DATA & PLOT PLAN

0' 16' 32' 48'

ALTA/NSPS SURVEY OF:
**845 OLIVE ST &
 842 GRAND AVE**
 CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
 ANGELES County, STATE OF CALIFORNIA



FLOOD ZONE 'X' SHADED
 FLOOD ZONE X SHADED, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER FEMA FLOOD MAP 06037C16170, EFFECTIVE DECEMBER 21, 2018

FLOOD ZONE 'X' UNSHADED
 FLOOD ZONE X UNSHADED, OUTSIDE THE 0.2% (500 YEAR) ANNUAL CHANCE FLOOD HAZARD, PER FEMA FLOOD MAP 06037C16170, EFFECTIVE DECEMBER 21, 2018

FLOOD ZONE 'X' SHADED
 FLOOD ZONE X SHADED, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER FEMA FLOOD MAP 06037C16170, EFFECTIVE DECEMBER 21, 2018

- LEGEND-ABBREVIATIONS:**
- A/C = ASPHALT
 - BRK = BRICK
 - BW = BACK OF WALK
 - BS = BOTTOM OF DRY/RAMP X
 - CBW = CONCRETE BLOCK WALL
 - CONC = CONCRETE
 - OW = CONCRETE WALL
 - DI = DRAINAGE INLET
 - EG = EDGE OF OUTER
 - EP = EDGE OF PAVEMENT
 - ETOP = ELECTRICAL TRANSFORMER ON CONCRETE PAD
 - FF = FINISHED FLOOR
 - FL = FLOW LINE
 - FS = FINISHED SURFACE
 - CE = CITY ENGINEER
 - C/L = CENTERLINE
 - CH = CONCRETE WALL
 - CSMON = COUNTY SURVEYOR MONUMENT
 - FB = FIELD BOOK
 - IP = IRON PIPE MONUMENT
 - LA = LOS ANGELES
 - LABSPK = LEAD & SPIKE MONUMENT
 - LEB = LEAD & BENCH MONUMENT
 - LEBTAG = LEAD & TAG MONUMENT
 - LEBAG = LEAD & BENCH MONUMENT
 - PK = PK MAIL MONUMENT
 - PKL = PROPERTY LINE
 - R/W = RIGHT-OF-WAY LINE
 - SPK&TIN = SPIKE & TIN MONUMENT
 - SRMP = STANDARD SURVEY MONUMENT
 - SS = STANDARD SURVEY MONUMENT
 - GRASS
 - GROUND SHOT
 - AIR CONDITIONING UNIT
 - INVERT ELEVATION
 - NATURAL GROUND
 - OVERHEAD
 - OVERHEAD (BUILDING LINE)
 - RISER
 - TOP OF CURB
 - TOP OF GRATE
 - TOP OF WALL
 - TOP OF RAMP X
 - INDICATES STEP
 - UNKNOWN VAULT
 - TRASH ENCLOSURE
 - POOL CATCH
 - POOL FILTER
 - POOL PUMP
 - BRICK WALL
 - RETAINING WALL
 - ROCK WALL
 - RAIL TIE WALL
 - STUCCO WALL
 - WOOD WALL
- LEGEND-LINETYPES:**
- PROPERTY LINE
 - EASEMENT
 - CENTERLINE
 - TELING
 - BUILDING
 - CHAIN LINK FENCE
 - WOOD FENCE
 - ROCK WALL
 - WROUGHT IRON FENCE
 - WIRE FENCE
- LEGEND-TREES:**
- TR = TREE
- LEGEND-SYMBOLS:**
- AREA DRAIN
 - BACKFLOW PREVENTER
 - BOLLARD
 - CATCH BASIN MANHOLE
 - CABLE TV PULLBOX
 - CLEAN OUT
 - COLUMN
 - CURB DRAIN
 - DRAIN GRATE
 - ELECTRICAL MANHOLE
 - ELECTRICAL METER
 - ELECTRICAL PANEL
 - ELECTRICAL PULLBOX
 - ELECTRICAL RISER
 - ELECTRICAL SWITCH
 - ELECTRICAL VAULT
 - FIRE DEPT. CONNECTION
 - FIRE HYDRANT
 - GATE KEYPAD
 - GROUND LIGHT
 - GAS METER
 - GAS RISER
 - GAS RISER W/ GAS METER
 - GAS VALVE
 - HAND HOLE
 - IRRIGATION CONTROL VALVE
 - IRRIGATION HANDHOLE
 - LIGHT POLE
 - MANHOLE (UNKNOWN)
 - MATERIAL BOX
 - POST
 - POST INDICATOR VALVE
 - PULLER-SIZE PER MAP
 - PARKING METER
 - POWER POLE
 - ROOF DRAIN
 - SEWER CLEANOUT
 - STORM DRAIN MANHOLE
 - STREET LIGHT PULLBOX
 - STREET LIGHT
 - SANITARY SEWER MANHOLE
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL PULLBOX
 - TELEPHONE VAULT
 - TRENCH DRAIN
 - VENT
 - WATER METER
 - WATER RISER
 - WATER VALVE
 - WATER VAULT
 - WEEP DRAIN & WALL CROSS WALK BUTTON

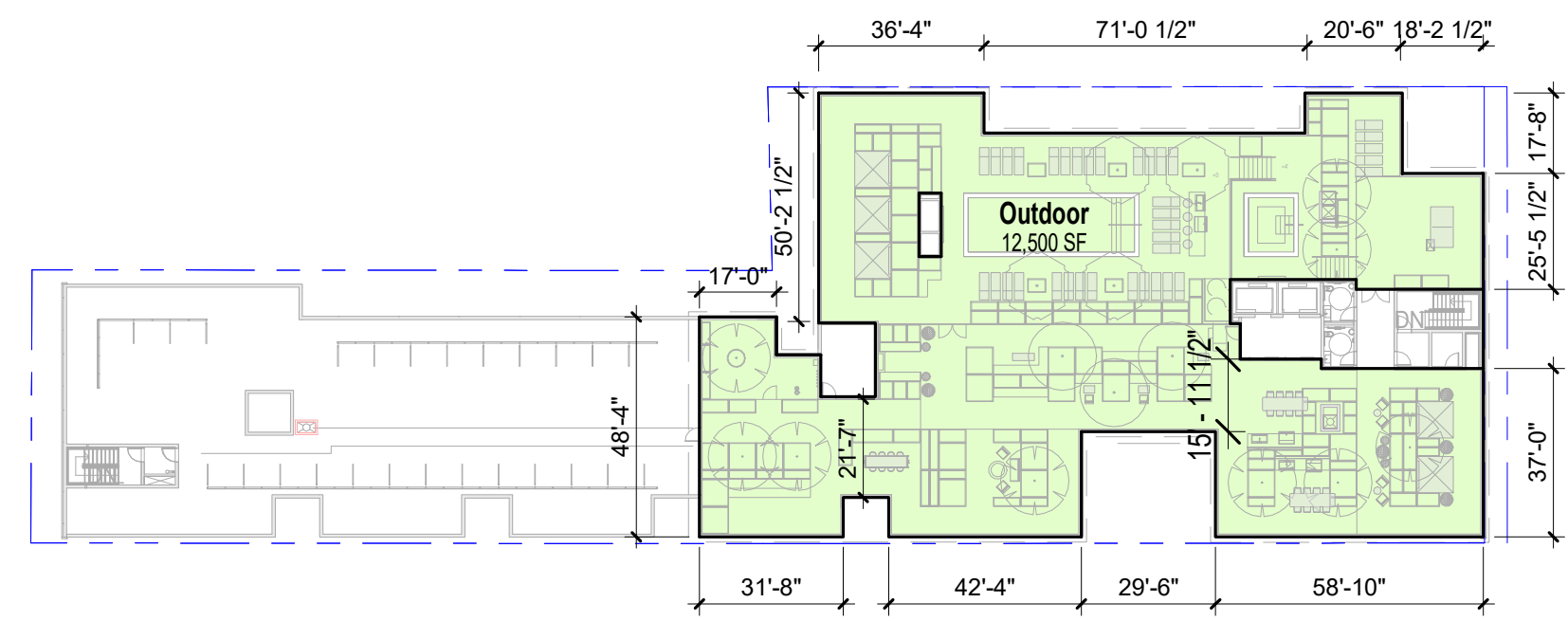
- LEGEND-LINETYPES:**
- PROPERTY LINE
 - EASEMENT
 - CENTERLINE
 - TELING
 - BUILDING
 - CHAIN LINK FENCE
 - WOOD FENCE
 - ROCK WALL
 - WROUGHT IRON FENCE
 - WIRE FENCE
- LEGEND-TREES:**
- TR = TREE

BASIS OF BEARINGS:
 THE BEARING OF N37°53'08"E ALONG THE CENTERLINE OF OLIVE STREET AS SHOWN ON RECORD OF SURVEY MAP IN RS BK 261 PAGE 05 AND IS THE BASIS OF BEARINGS FOR THIS SURVEY.

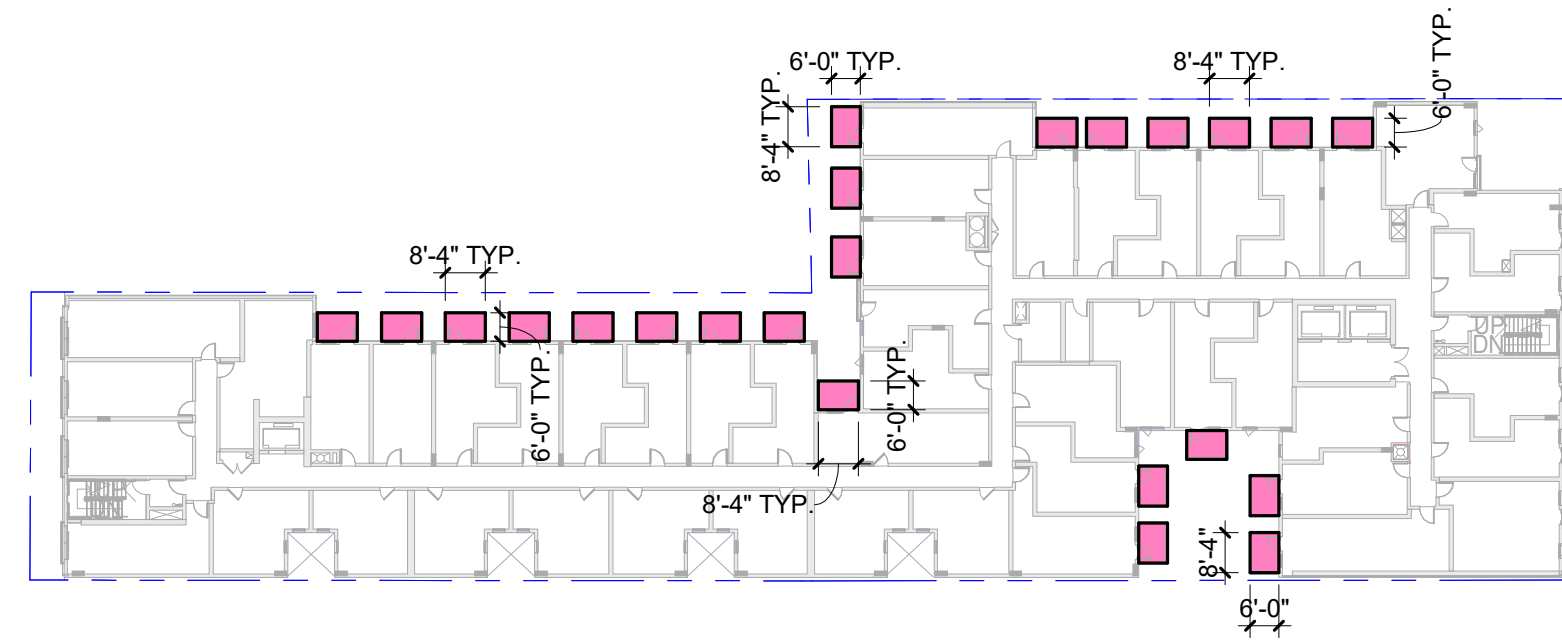
PROJECT BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) CITY OF LOS ANGELES YEAR 2000 ADJUSTMENT, PER THE FOLLOWING CITY BENCHMARK:
 LA CITY BM 12-05248 ELEV.=257.356 FT. NAVD88 YEAR 2000 CITY OF LA BRASS DISC MARKER (PBM) STAMPED "12-05248 1970" 2 FT. EAST OF EAST CURB LINE OF HILL STREET, 19.8 FT. NORTH OF BC CURB RETURN NORTH OF 8TH STREET, AT NORTH END OF

ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST 3 POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

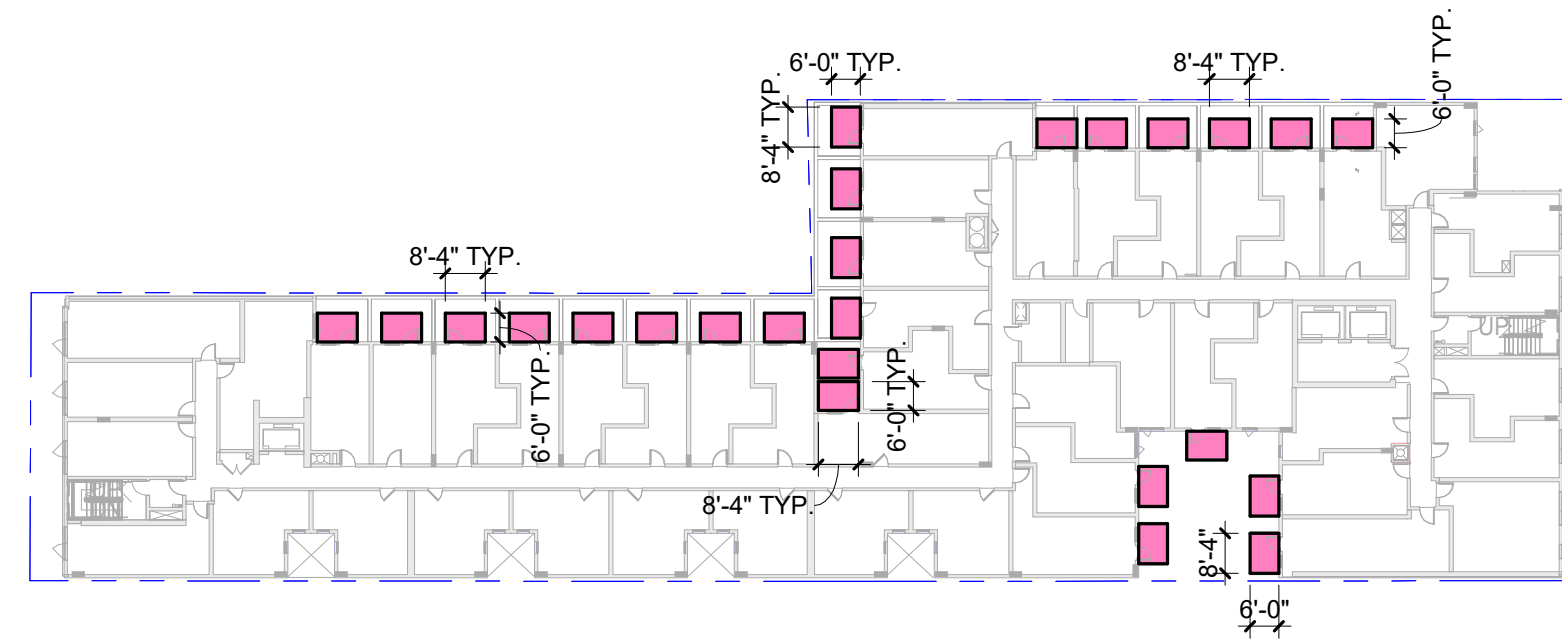
	<p>ALTA/NSPS SURVEY OF: 845 OLIVE ST & 842 GRAND AVE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES County, STATE OF CALIFORNIA</p>	<p>HENNON Surveying & Mapping, Inc.</p>	<p>601 E. GLENOAKS BLVD, SUITE 208 GLENDALE, CALIFORNIA 91207 (818)243-0640 EMAIL: INFO@HENNON.COM WEB: HENNON.COM</p>	<p>DATE: MARCH 30, 2021 SCALE: 1" = 16' CONTOUR INTERVAL: N/A PROJECT NO: 4020 SHEET TWO OF TWO SHEETS</p>								
<p>THOMAS GUIDE: 634-ES LA CITY DIST. MAP: 127-5A-209 ASS. PARCEL NO.: 5144-019-021&007 DWG: 4020-ALTA-2021-03-31 SURVEYED BY: HENNON</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY							<p>A0.5</p>
REV.	DATE	DESCRIPTION	BY									



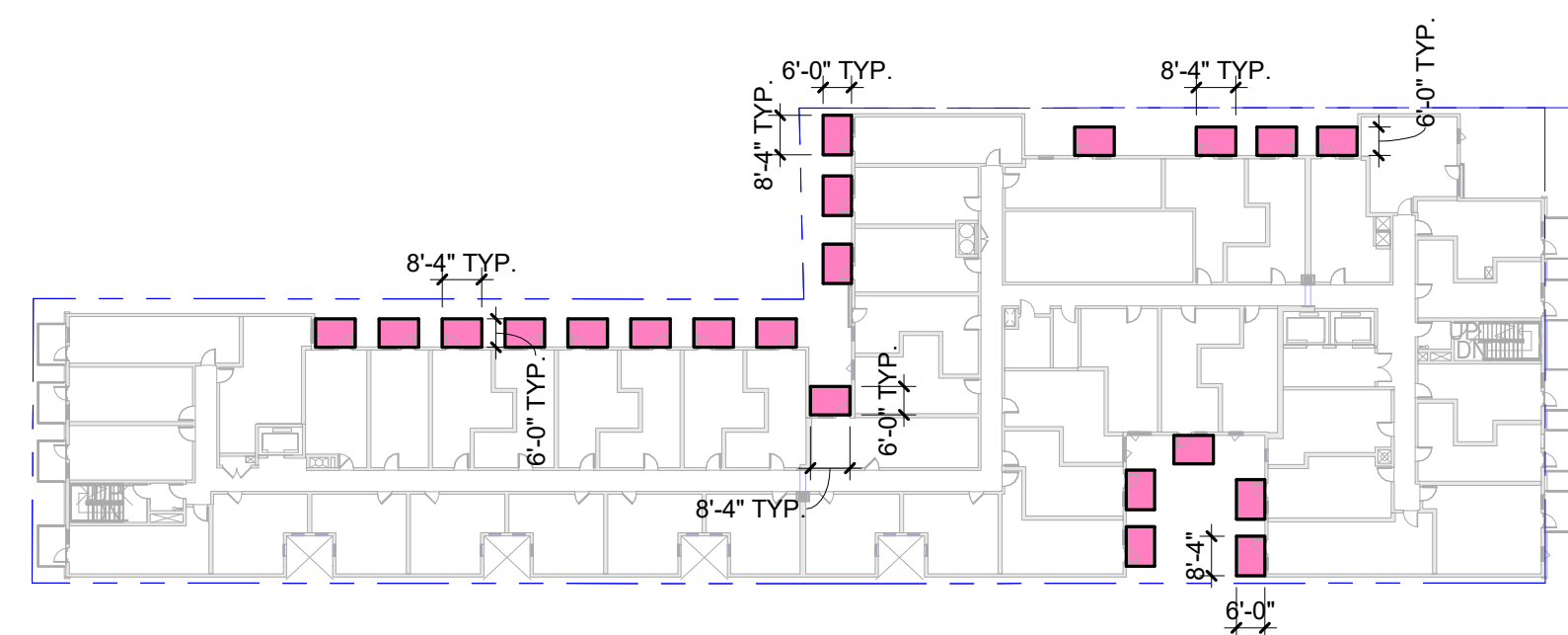
ROOF LEVEL 1" = 40'-0"



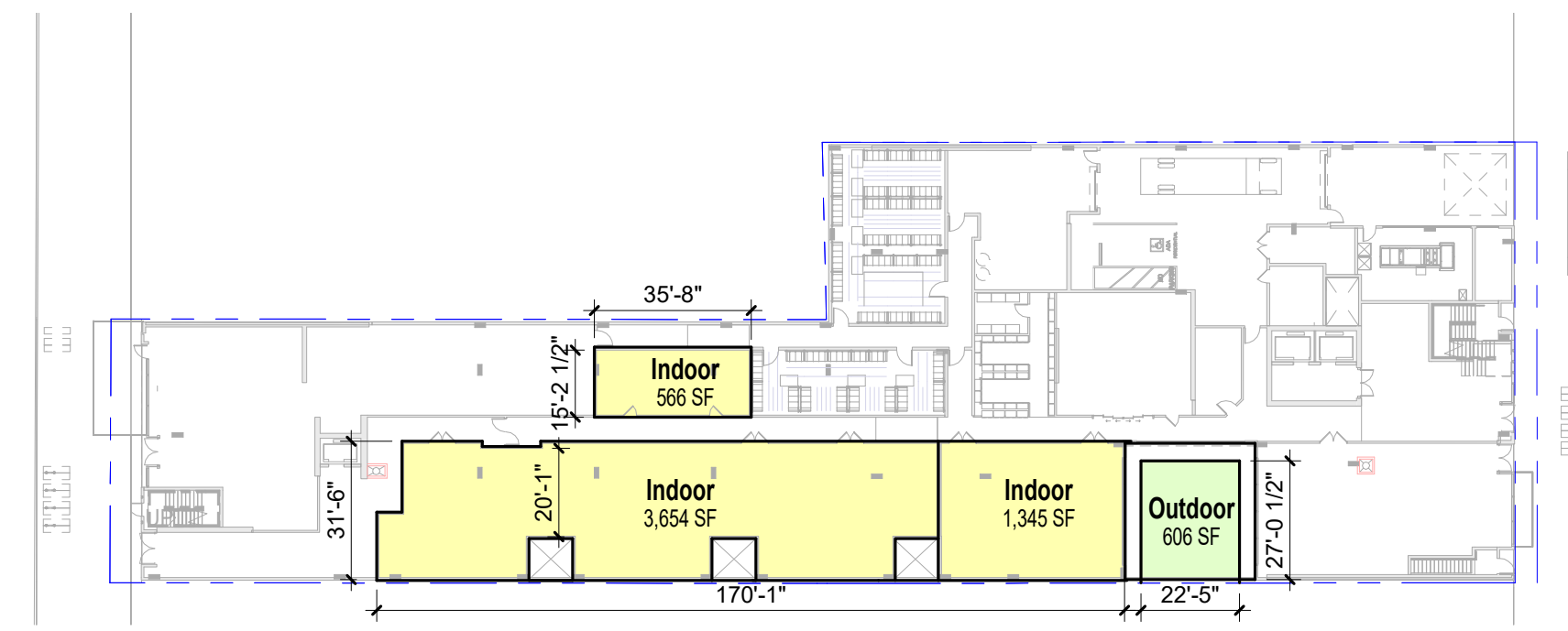
Level 3 - 7 1" = 40'-0"



LEVEL 2 1" = 40'-0"



LEVEL 8 1" = 40'-0"



LEVEL 1 1" = 40'-0"

OPEN SPACE

REQUIRED (Per LAMC 12.21-G)	UNIT COUNT	OPEN SPACE
Units with Less than 3 Habitable Rooms (100 sf. Required per Unit) (studios)	334 Units	33,400 sf
Total Open Space Required 20% reduction in Open Space per LAMC 12.22 A25 F(6)	334 Units	33,400 sf 26,720 sf

PROPOSED

Common Outdoor OS (Level 1 Courtyard & Roof Deck)	13,106 sf
Common Indoor OS: Amenities @ 25% max. of required. 6,680 sf	5,565 sf
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Total Proposed Open Space 26,721 sf

Total Planted Area (25% of Outdoor Common Open Space) 3,280 sf

Area Schedule (Open Space)			
Level	Name	Area	Count
LEVEL 1	<varies>	6,171 SF	4
LEVEL 2	POS	1,250 SF	25
LEVEL 3	POS	1,150 SF	23
LEVEL 4	POS	1,150 SF	23
LEVEL 5	POS	1,150 SF	23
LEVEL 6	POS	1,150 SF	23
LEVEL 7	POS	1,150 SF	23
LEVEL 8	POS	1,050 SF	21
ROOF LEVEL	Outdoor	12,500 SF	1
		26,721 SF	

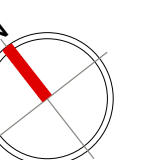
Area Schedule (Open Space) Breakdown			
Name	Area	Count	
Indoor	5,565 SF	3	
Outdoor	13,106 SF	2	
POS	8,050 SF	161	
		26,721 SF	166

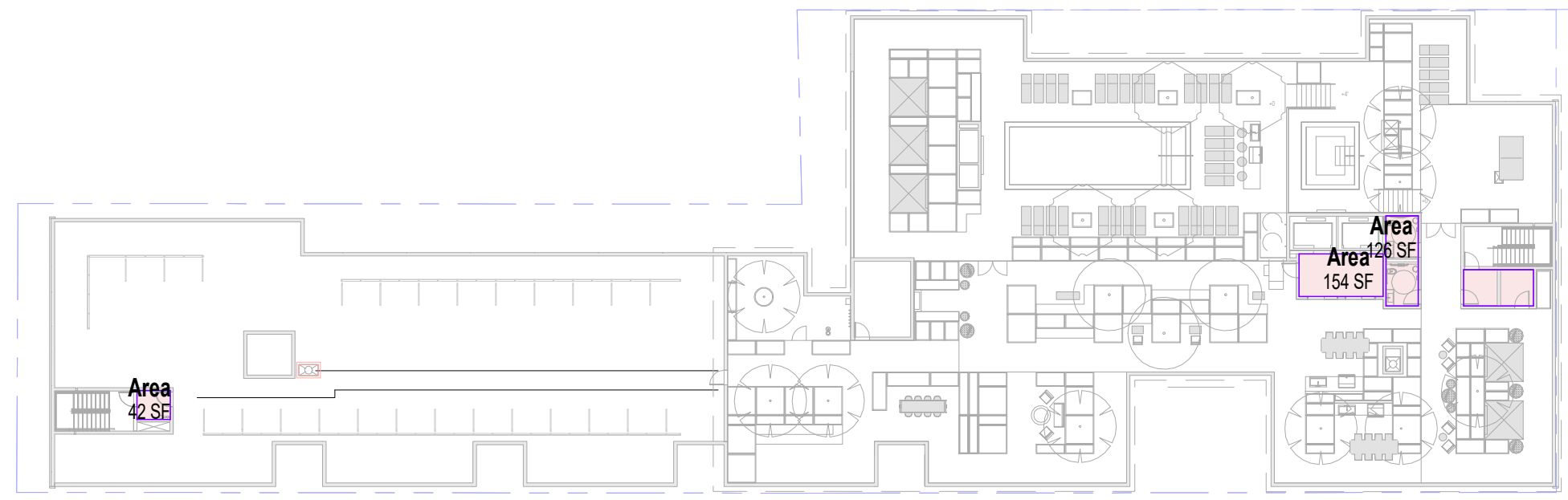
OPEN SPACE LEGEND

- COMMON OUTDOOR OPEN SPACE (OPEN TO THE SKY)
- COMMON INDOOR OPEN SPACE
- PRIVATE OPEN SPACE

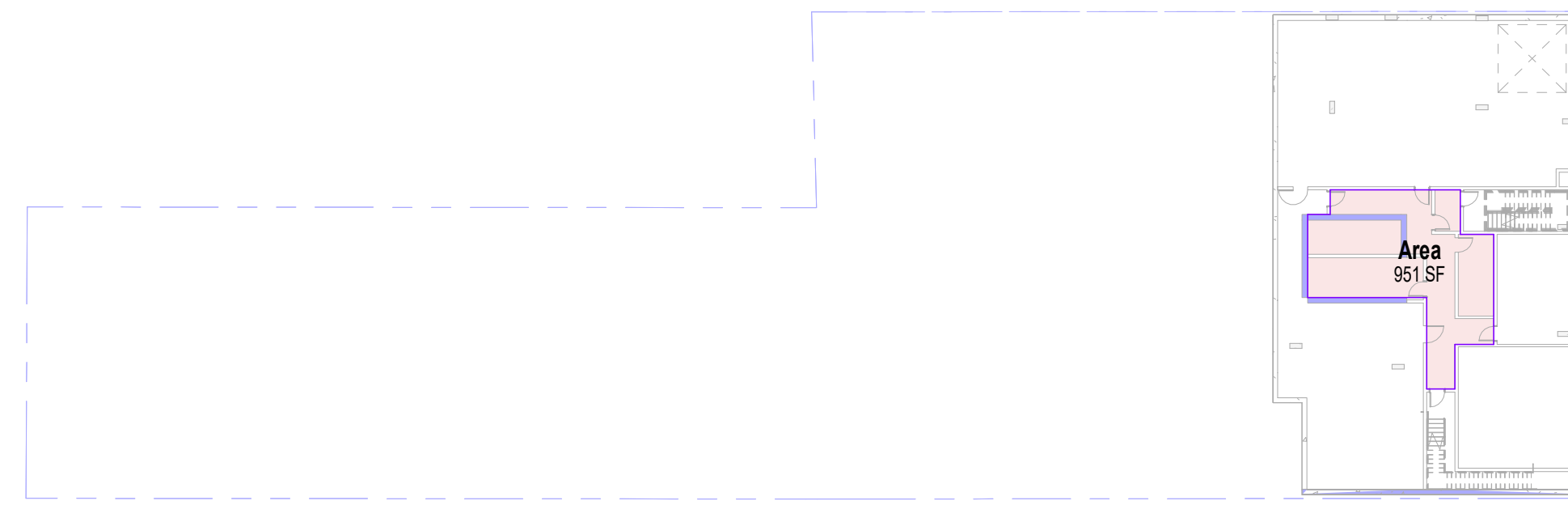
AREA ANALYSIS - OPEN SPACE

0' | 40' | 80' | 120'





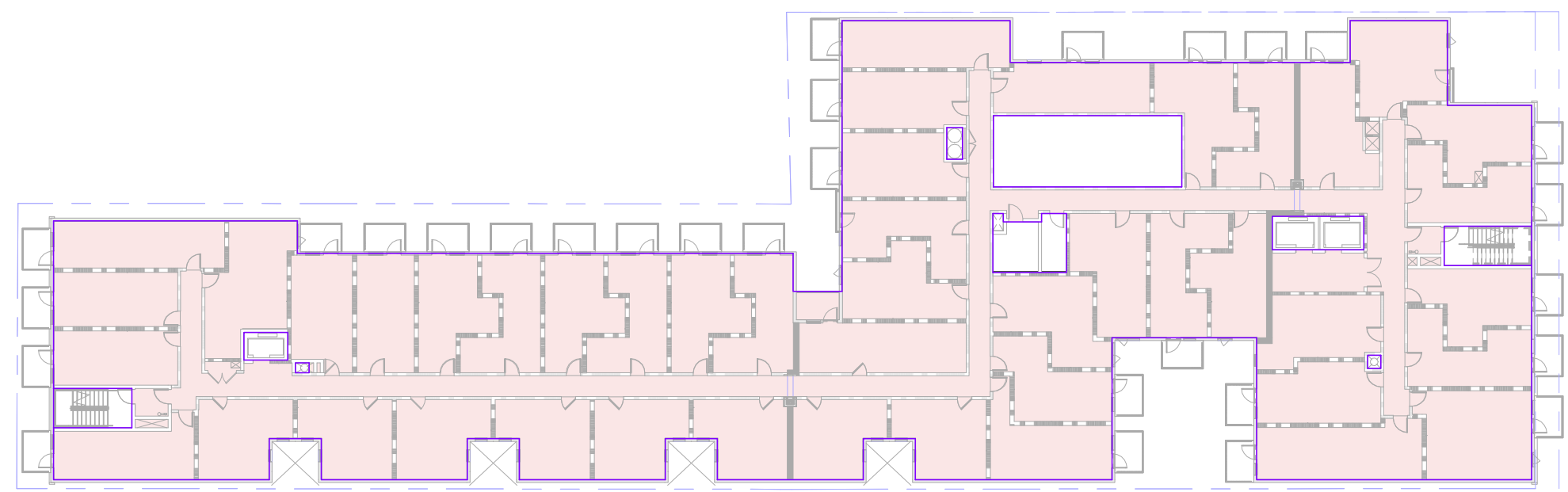
ROOF LEVEL 1/32" = 1'-0"



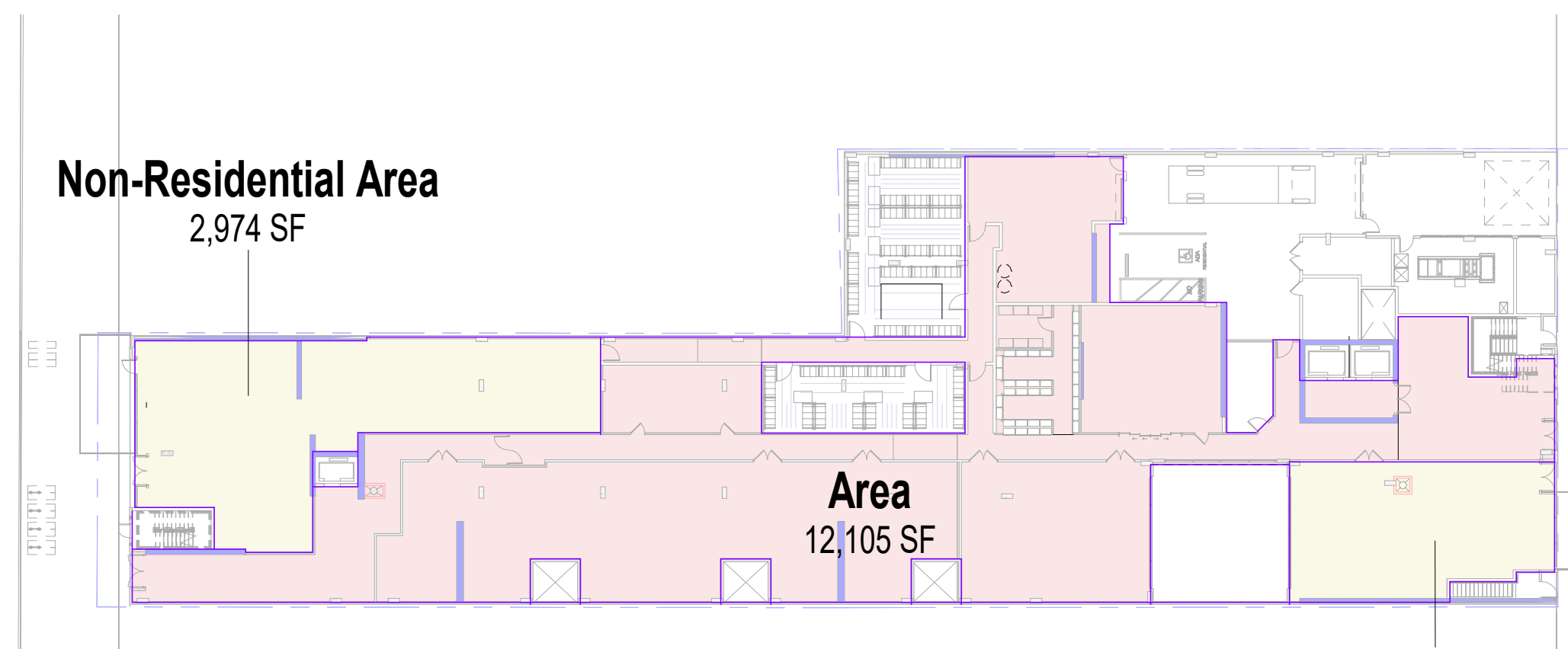
BASEMENT 1/32" = 1'-0"

ZONING FLOOR AREA

Allowable Base Floor Area: 25,506.50 sf X 6.0 =	153,039 sf (6.00 FAR Base)
Total Proposed Floor Area	153,039 sf (6.00 FAR)
Residential	148,403 sf
Restaurant	4,636 sf



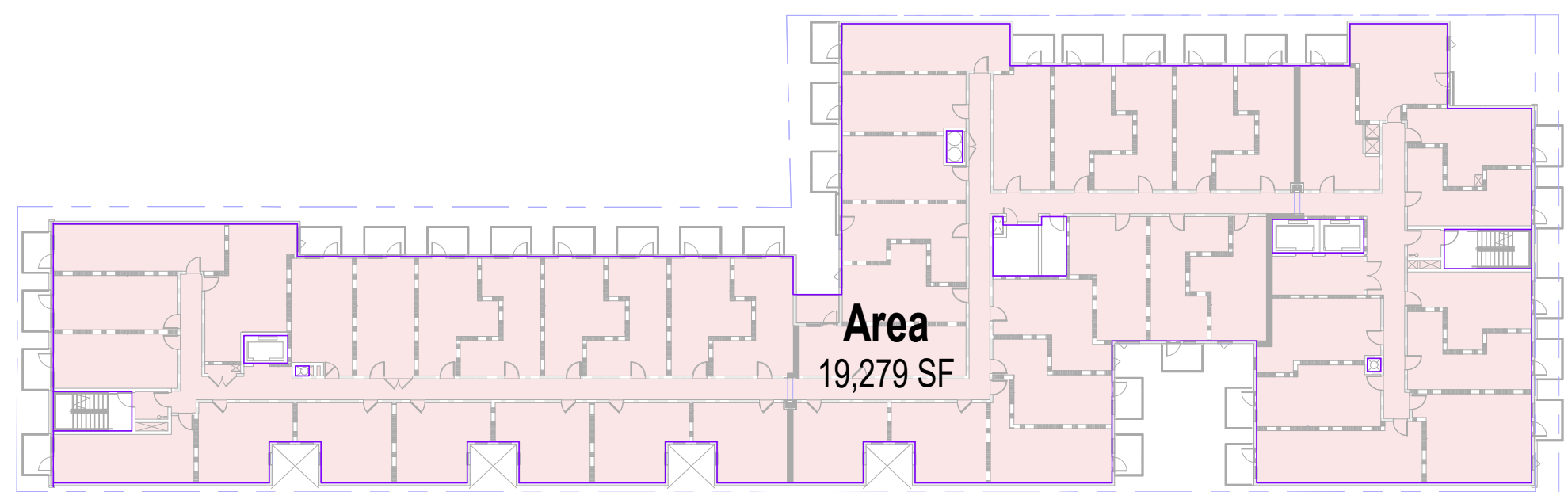
LEVEL 8 1/32" = 1'-0"



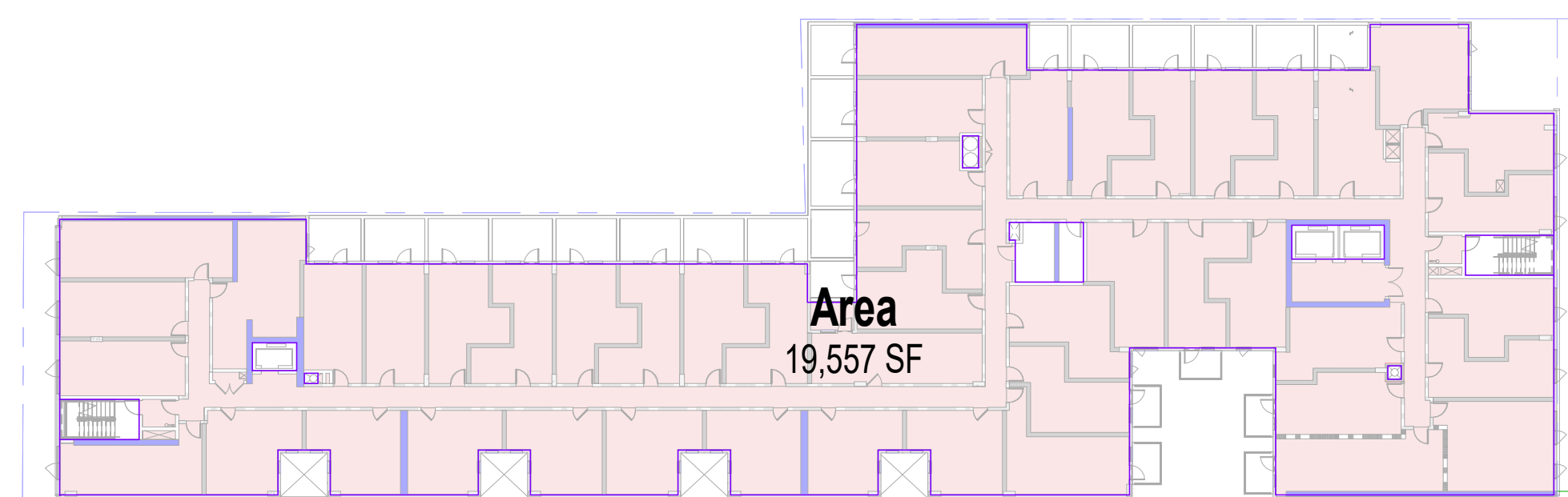
LEVEL 1 1/32" = 1'-0"

Area Schedule (Zoning FAR)	
Level	AreaFinal
BASEMENT	951 SF
LEVEL 1	16,741 SF
LEVEL 2	19,557 SF
LEVEL 3	19,557 SF
LEVEL 4	19,279 SF
LEVEL 5	19,279 SF
LEVEL 6	19,279 SF
LEVEL 7	19,279 SF
LEVEL 8	18,686 SF
ROOF LEVEL	431 SF
Grand total	153,039 SF

Area Schedule (Zoning FAR) Summary	
Name	AreaFinal
Area	148,403 SF
Non-Residential Area	4,636 SF
Grand total	153,039 SF

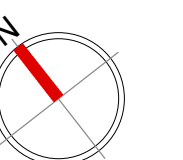


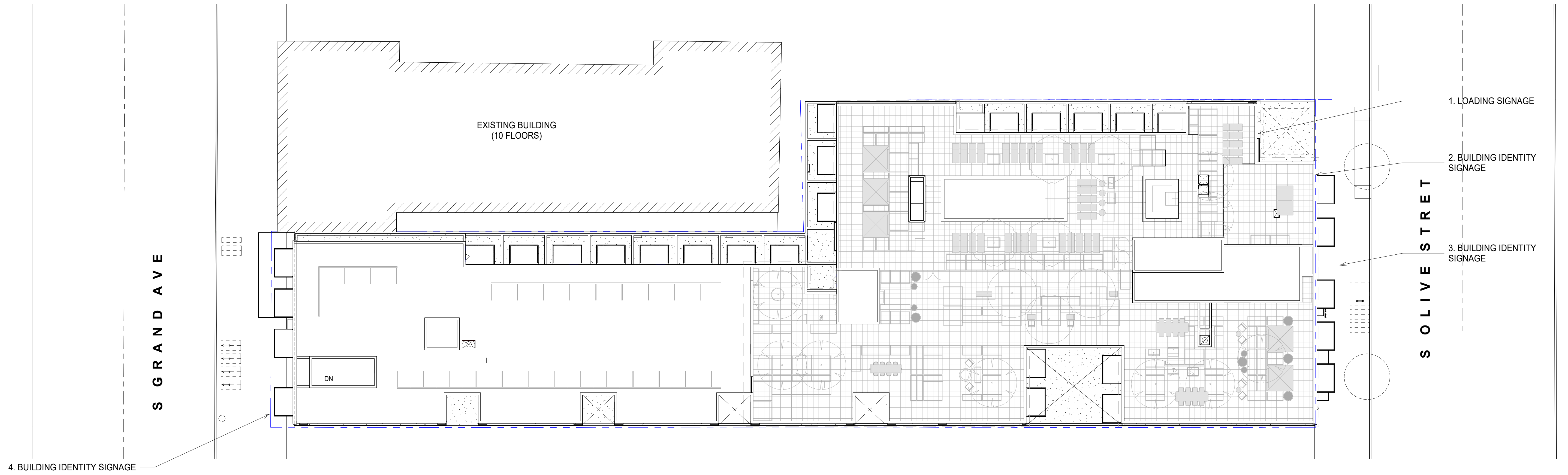
Level 4 to 8 1/32" = 1'-0"



Level 2 to 3 1/32" = 1'-0"

AREA ANALYSIS - FAR





③ MASTER SIGN PLAN
1/16" = 1'-0"

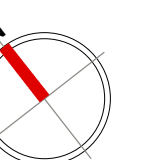


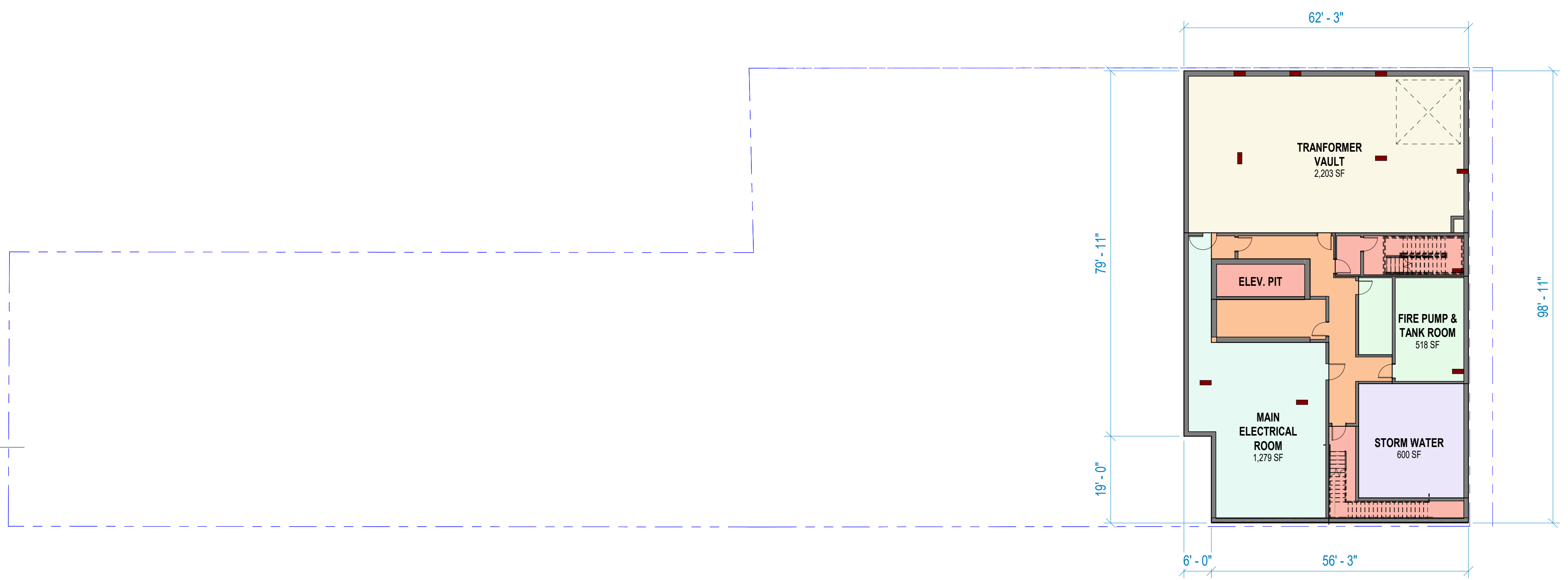
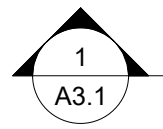
② SIGNAGE ELEVATION - GRAND AVENUE
1/8" = 1'-0"



① SIGNAGE ELEVATION - OLIVE STREET
1/8" = 1'-0"

CONCEPT SIGNAGE PLAN





Recycling Notes from Sections 12.21.A19.(c)(4) through (12)(iv)

- (4) To encourage active participation in recycling to the maximum extent possible, each property owner, manager, or lessee shall inform all tenants and/or employees living or working on the property of the availability and location of the Recycling Area(s) or Room(s), the types of materials that are collected for recycling, that the recycling collection facilities are located on the property pursuant to state law requiring the diversion of a substantial portion of solid waste;
- (5) Each property owner or lessee shall contract with a recycler or hauler for the pick-up of Recyclable Materials, separate from trash collection, when receptacles are full or every week, whichever occurs first;
- (6) No toxic or hazardous material shall be stored in Recycling Areas or Rooms recycling or receptacles;
- (7) All Recyclable Materials shall be placed or stored in Recycling Receptacles. Paper products and other lightweight materials shall be immediately placed into covered Recycling Receptacles when they are dropped off;
- (8) On a daily basis the Recycling Area or Room shall be kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards;
- (9) The Recycling Area or Room shall be clearly identified by one or more signs designating it for recycling collection and loading;
- (10) The Recycling Area or Room shall be available for use by persons residing or employed on the property, but shall be kept secured from unauthorized entry by the general public;
- (11) Recycling Areas or Rooms shall not diminish the required number of parking spaces or impair traffic flow;
- (12) Recycling Areas or Rooms shall be placed alongside of trash areas or rooms wherever possible and shall comply with the following: (Amended by Ord. No. 181,227, Eff. 9/1/10.)
 - (i) Recycling Rooms shall comply with Section 91.6102 of this Code and must be equipped with an automatic sprinkler system pursuant to Section 57.304.2.2 of this Code.
 - (ii) outdoor Recycling Areas in commercial, industrial, or public facilities, or residential buildings having four or more living units shall be confined to the rear one-half of the lot and shall not exceed an area of 300 square feet.
 - (iii) outdoor Recycling Areas shall be completely enclosed by an eight-foot wall or chain link fence with wooden slates, concrete block, or similar construction (enclosure) with gates of the same height. No material shall exceed the height of the wall or fence. The enclosure shall be constructed with a concrete floor sloped to drain, and a water faucet for hose attachment shall be located adjacent to or within the enclosure. The enclosure shall be secured by a locking gate.
 - (iv) pursuant to Section 57.304.2.2 of the Code, outdoor Recycling Areas shall be located a minimum of 10 feet from any building or building opening except when located adjacent to a minimum one-hour wall and a minimum of 10 feet from any building opening.

ULTRA SPACE SAVER SQUARED Submittal Sheet

CAPACITY
Modular construction
1 bike per arm

MATERIALS
Hanger is 1" square tube with steel slider head with tamperproof locking bolts.
Upright is 2" square tube.
Feet are AISI C3 x 4.1 galvanized steel channel. Crossbeams are 2" sched. 40 galvanized pipe.

FINISHES

- Powder Coat (Interior Use)**
Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast
2. Final thick TGIC polyester powder coat
- Powder Coat (Exterior Use) Additional Cost**
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- Galvanized**
An after fabrication hot-dipped galvanized finish is our standard option.

MOUNT OPTIONS

- Floor Mount** Ultra Space Saver Squared have steel channel feet (90" for single sided and 56" for double sided units) which must be anchored to the floor.
- Wall Mount** A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS

- Include optional wheel stops

As a general guideline, this space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 15" with a typical bike extending out 40" from the wall.

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ULTRA SPACE SAVER SQUARED Installation Instructions

The Ultra Space Saver Squared has several steps for installation. Note that the single and double sided setups and parts are different. Make sure you follow the instructions according to the model you ordered.

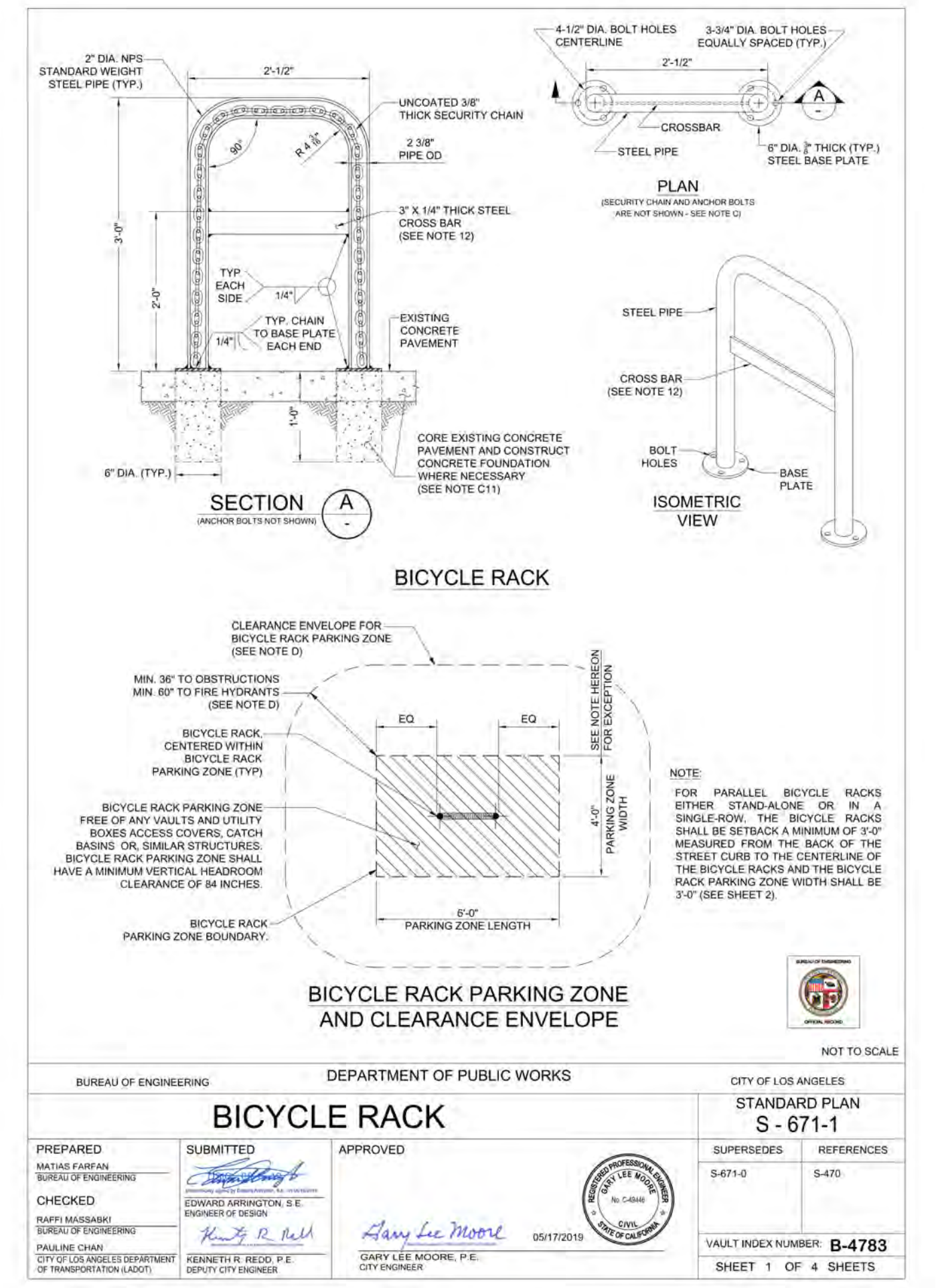
Recommended Base Materials:
Solid concrete is the best base material for installation. Make sure nothing is underneath the base material that could be damaged by drilling (i.e., post-tension cables). Use the 3/75" wedge anchors that are included to enter the rack into the concrete wall anchors (see 2).

Installation:
Sort out the parts to the rack and identify each of them accordingly. The 1" carriage bolts are for assembly of the rack, and the 3/75" wedge anchors are for mounting the rack to the face.

Reading your Dero designed layout
Ultra Space Saver Squared come in varying configurations, making it **very important** that you carefully follow the layout provided by Dero when installing the racks. If you do not follow the diagram, you may well end up short of parts. The length of each Ultra Space Saver Squared unit is indicated by a number ranging from 82-87 in the layout. This number corresponds to the length of crossbeams to be installed. In the example provided below the Ultra Space Saver Squared is to be installed starting with two B4 units, which have 62" crossbeams, followed by a B5, which has 78" crossbeams.

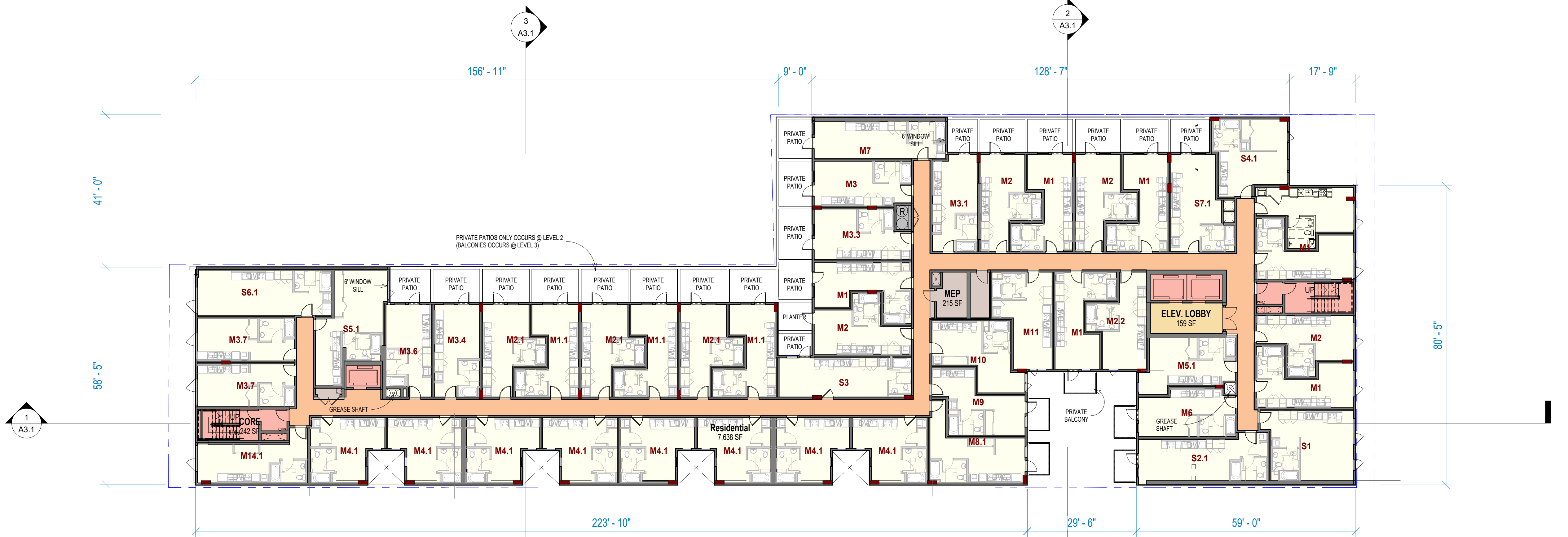
These numbers indicate the number of arms between brackets for each Ultra Space Saver Squared unit to be installed.

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LEVEL BASEMENT 1





LEVEL 2

Unit Count - Summary	
Comments	Count
MICRO STUDIO	285
STUDIO	49
TOTAL: 334	334

Unit Count - per Type		
Type	Count	Comments
M1	41	MICRO STUDIO
M1.1	21	MICRO STUDIO
M2	31	MICRO STUDIO
M2.1	21	MICRO STUDIO
M2.2	7	MICRO STUDIO
M2.3	2	MICRO STUDIO
M3.1	6	MICRO STUDIO
M3.3	7	MICRO STUDIO
M3.4	7	MICRO STUDIO
M3.5	5	MICRO STUDIO
M3.6	2	MICRO STUDIO
M3.7	14	MICRO STUDIO
M3	7	MICRO STUDIO
M4	40	MICRO STUDIO
M4.1	16	MICRO STUDIO
M5	5	MICRO STUDIO
M5.1	2	MICRO STUDIO
M6	7	MICRO STUDIO
M7	7	MICRO STUDIO
M8	5	MICRO STUDIO
M8.1	2	MICRO STUDIO
M9	7	MICRO STUDIO
M10	7	MICRO STUDIO
M11	7	MICRO STUDIO
M12	1	MICRO STUDIO
M13	1	MICRO STUDIO
M14	5	MICRO STUDIO
M14.1	2	MICRO STUDIO
S1	7	STUDIO
S2	5	STUDIO
S2.1	2	STUDIO
S3	7	STUDIO
S4	5	STUDIO
S4.1	2	STUDIO
S5	5	STUDIO
S5.1	2	STUDIO
S6	5	STUDIO
S6.1	2	STUDIO
S7	5	STUDIO
S7.1	2	STUDIO
TOTAL:	334	334



LEVEL 1

LEVELS 1 & 2

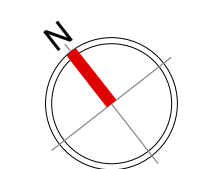


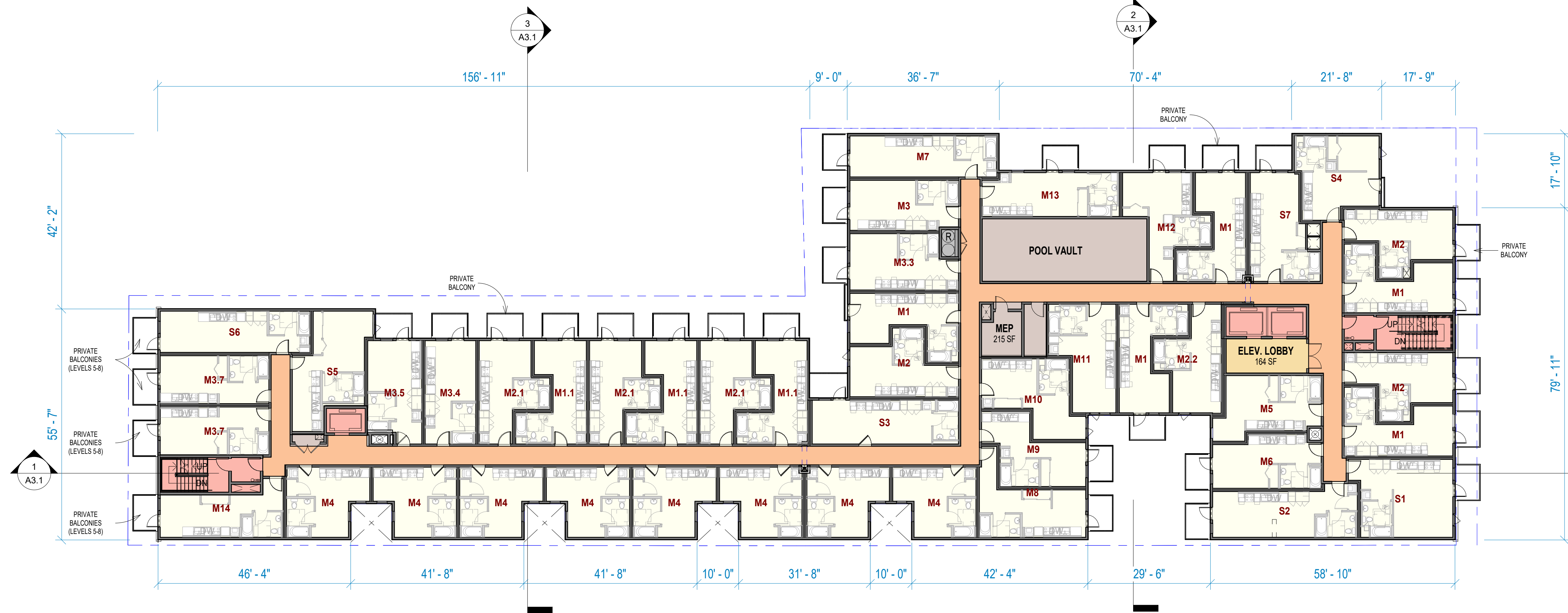
845 S OLIVE STREET
LOS ANGELES, CA 90014

MVE+PARTNERS

PROJECT #22-10144 4/07/2023

A1.1





LEVEL 8

Unit Count - Summary	
Comments	Count
MICRO STUDIO	285
STUDIO	49
TOTAL: 334	334

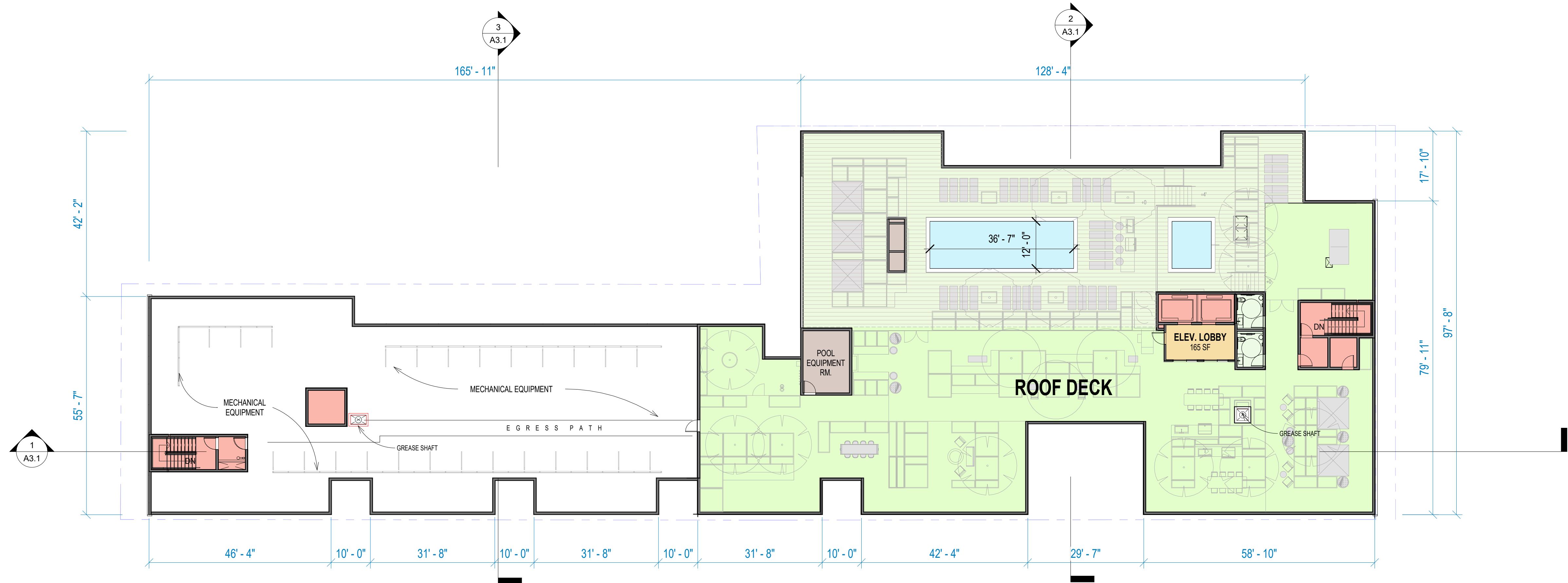
Unit Count - per Type		
Type	Count	Comments
M1	41	MICRO STUDIO
M1.1	21	MICRO STUDIO
M2	31	MICRO STUDIO
M2.1	31	MICRO STUDIO
M2.2	7	MICRO STUDIO
M2.3	2	MICRO STUDIO
M3.1	6	MICRO STUDIO
M3.3	7	MICRO STUDIO
M3.4	7	MICRO STUDIO
M3.5	5	MICRO STUDIO
M3.6	2	MICRO STUDIO
M3.7	14	MICRO STUDIO
M3	7	MICRO STUDIO
M4	40	MICRO STUDIO
M4.1	16	MICRO STUDIO
M5	5	MICRO STUDIO
M5.1	2	MICRO STUDIO
M6	7	MICRO STUDIO
M7	7	MICRO STUDIO
M8	5	MICRO STUDIO
M8.1	2	MICRO STUDIO
M9	7	MICRO STUDIO
M10	7	MICRO STUDIO
M11	7	MICRO STUDIO
M12	1	MICRO STUDIO
M13	1	MICRO STUDIO
M14	5	MICRO STUDIO
M14.1	2	MICRO STUDIO
S1	7	STUDIO
S2	5	STUDIO
S2.1	2	STUDIO
S3	7	STUDIO
S4	5	STUDIO
S4.1	2	STUDIO
S5	5	STUDIO
S5.1	2	STUDIO
S6	5	STUDIO
S6.1	2	STUDIO
S7	5	STUDIO
S7.1	2	STUDIO
TOTAL: 334	334	



LEVELS 3 TO 7

LEVELS 3-7 & 8

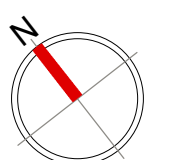




ROOF LEVEL

ROOF LEVEL

0' | 16' | 32' | 48'








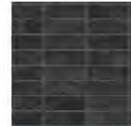

North Elevation 1/16" = 1'-0"






East Elevation 1/16" = 1'-0"

Material Legend




WALL MATERIALS

-  **ST-01** 20/30 STUCCO, INTEGRAL COLOR BLACK
-  **ST-02** 30/30 STUCCO, PAINTED COLOR BLACK
-  **ST-03** 30/30 STUCCO, CEILING PAINTED "CINNABAR" DE5209
-  **B-01** STACKED BRICK, DARK BLACK
-  **W-01** WOOD PANEL ACCENT WALL

WINDOWS

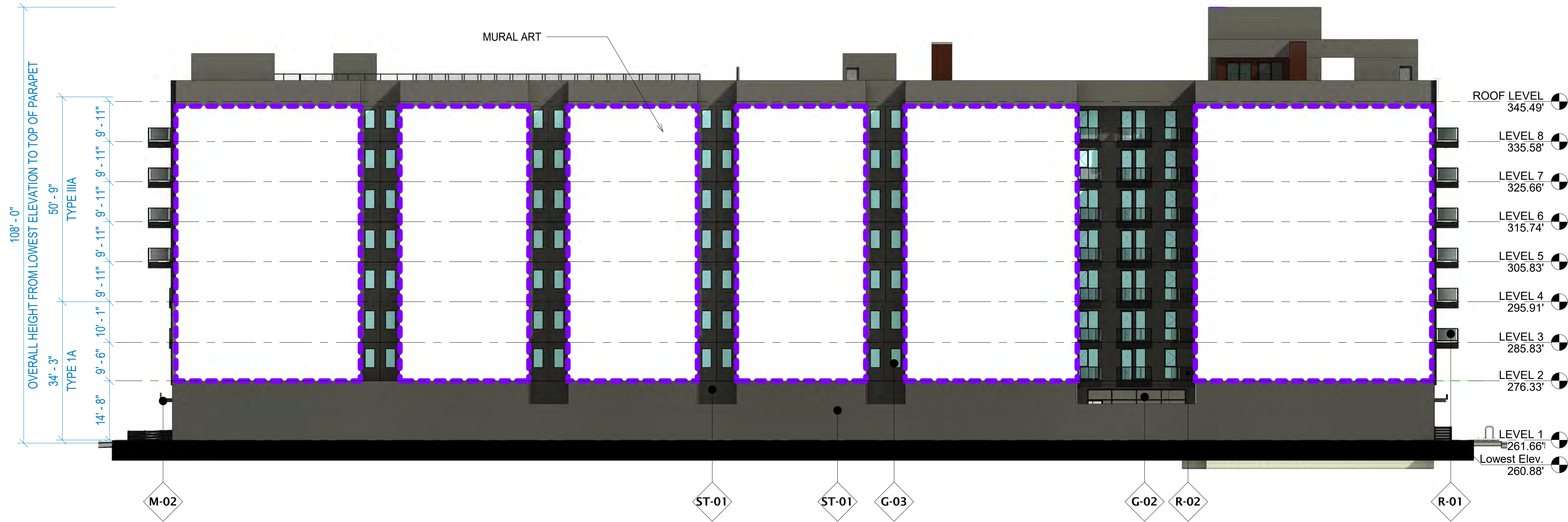
-  **G-01** ALUMINUM STOREFRONT WITH CLEAR GLASS, MULLION COLOR - BLACK
-  **G-02** ALUMINUM ACCORDIAN STOREFRONT WITH CLEAR GLASS, MULLION COLOR - BLACK
-  **G-03** VINYL WINDOW WITH CLEAR GLASS, MULLIONS COLOR BLACK

ARCHITECTURAL TREATMENTS

-  **M-02** METAL CANOPY - BLACK
-  **R-01** CLEAR GLASS GUARDRAIL
-  **R-02** METAL PICKET GUARDRAIL - BLACK

EXTERIOR ELEVATION -
NORTH/EAST

0' 16' 32' 48'




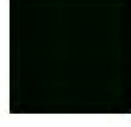


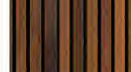
South Elevation 1/16" = 1'-0"






West Elevation 1/16" = 1'-0"

Material Legend




WALL MATERIALS

-  ST-01 20/30 STUCCO, INTEGRAL COLOR BLACK
-  ST-02 30/30 STUCCO, PAINTED COLOR BLACK
-  ST-03 30/30 STUCCO, CEILING PAINTED "CINNABAR" DE5209
-  B-01 STACKED BRICK, DARK BLACK
-  W-01 WOOD PANEL ACCENT WALL

WINDOWS

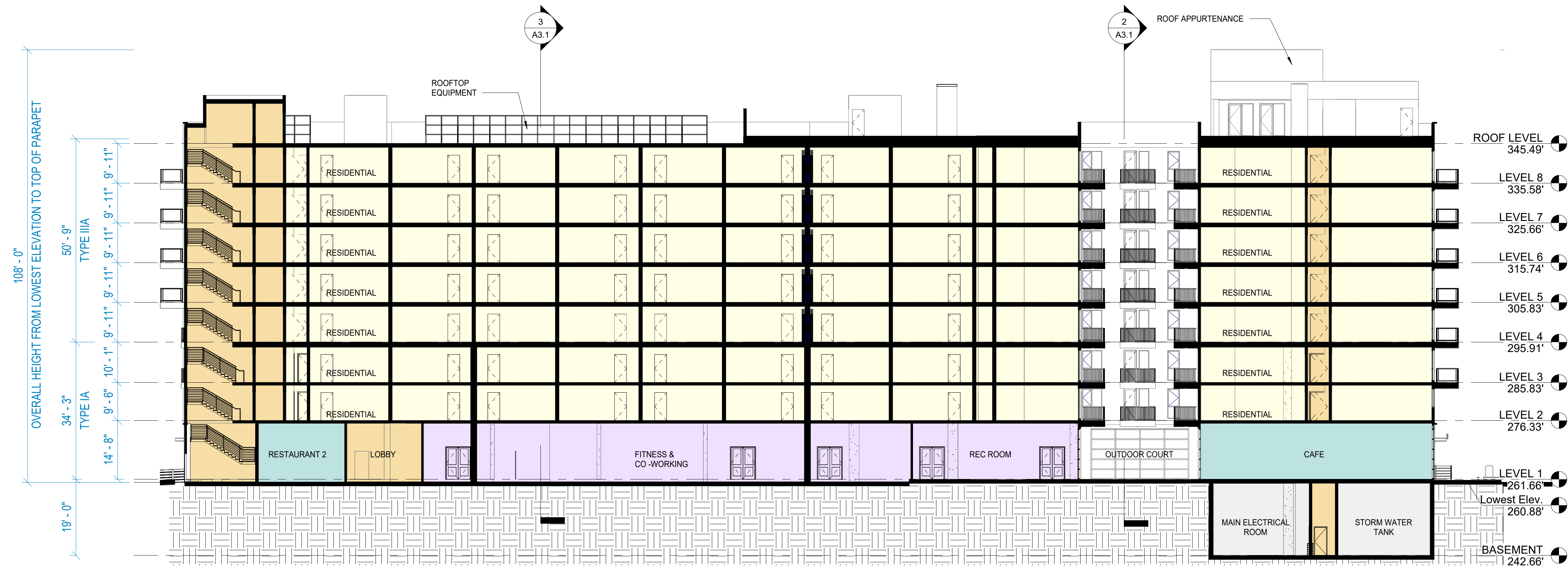
-  G-01 ALUMINUM STOREFRONT WITH CLEAR GLASS, MULLION COLOR - BLACK
-  G-02 ALUMINUM ACCORDIAN STOREFRONT WITH CLEAR GLASS, MULLION COLOR - BLACK
-  G-03 VINYL WINDOW WITH CLEAR GLASS, MULLIONS COLOR BLACK

ARCHITECTURAL TREATMENTS

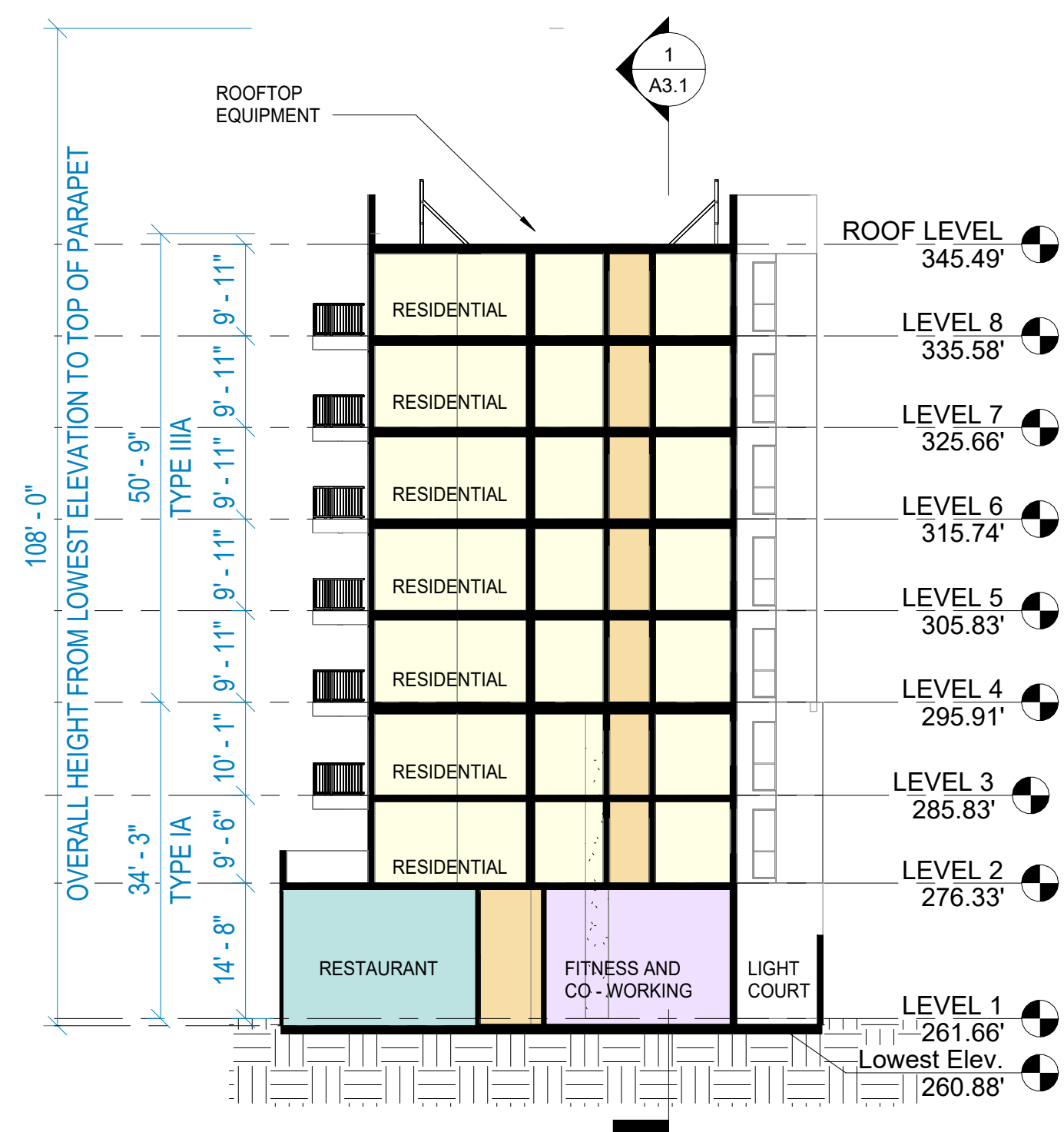
-  M-02 METAL CANOPY - BLACK
-  R-01 CLEAR GLASS GUARDRAIL
-  R-02 METAL PICKET GUARDRAIL - BLACK

EXTERIOR ELEVATION
-SOUTH/WEST

0' 16' 32' 48'



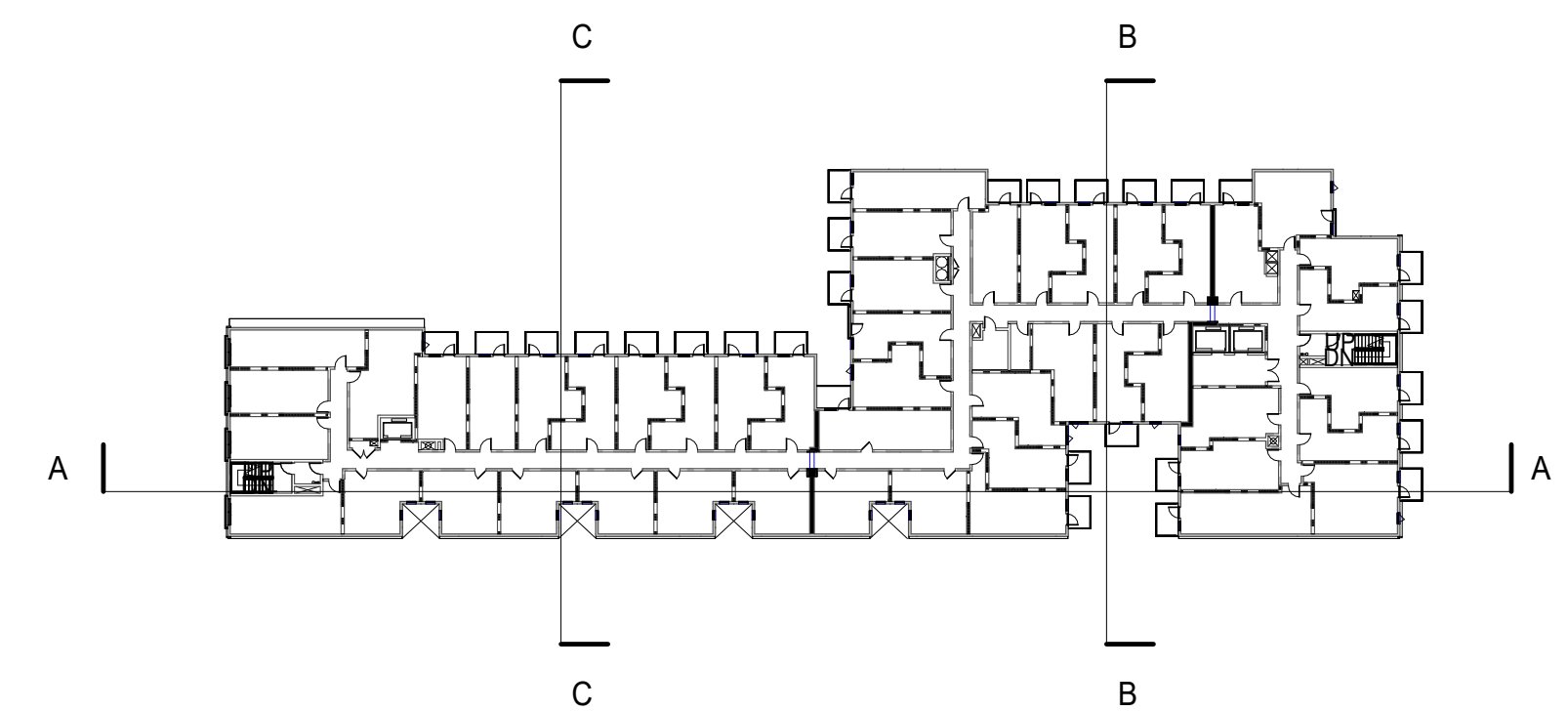
1 Section AA
1/16" = 1'-0"



3 Section CC
1/16" = 1'-0"



2 Section BB
1/16" = 1'-0"



BUILDING SECTION

0' | 16' | 32' | 48'



BUILDING PERSPECTIVE



BUILDING PERSPECTIVE