



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 Address 222 W. 12th Street, 12004-1216 S. Olive Street

Unit/Space Number N/A

Legal Description (Lot, Block, Tract) See attached

Assessor Parcel Number 5139-024-007

Total Lot Area 30,476 SF

2. PROJECT DESCRIPTION

Present Use industrial building and surface parking lot

Proposed Use mixed-used multi-family building

Project Name (if applicable) TBD

Describe in detail the characteristics, scope and/or operation of the proposed project Demolition of existing single-story industrial building and construction, use and maintenance of new mixed-use building w/401 residential dwelling units 45 (11% total units) restricted to VLI households incl approx 8,699 SF of ground flr comm'l uses, 8-story bldg w/max ht of 105'-9", and no parking per AB2097.

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: 180,150 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 0 – Demolish(ed)³ 0 + Adding 401 = Total 401
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 45 = Total 45
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 356 = Total 356
 Mixed Use Projects, Amount of Non-Residential Floor Area: 8,699 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)? 0 feet

If you have dedication requirements on multiple streets, please indicate: 0

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 12.22 A.25(g)

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

Action Requested, Narrative: Density Bonus approval for a Project having 401 residential dwelling units w/45 units restricted to VLI Households and On Menu incentives for a 20% reduction in Open Space.

Authorizing Code Section 16.05

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

Action Requested, Narrative: Site Plan Review for Project resulting in an increase of 50 or more residential units

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) See Attachment A

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: N/A

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 N/A

Geographic Project Planning Referral N/A

Case Consultation Referral Form N/A

Redevelopment Project Area – Administrative Review and Referral Form See Attached

HPOZ Authorization Form N/A

Affordable Housing Referral Form See Attached

Transit Oriented Communities Referral Form N/A

Preliminary Zoning Assessment Referral Form (Plan Check #) See Attached

Optional HCA Vesting Preliminary Application N/A

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

Mello Form N/A

Citywide Design Guidelines Compliance Review Form See Attached

GPA Initiation Request Form N/A

Expedite Fee Agreement See Attached

Department of Transportation (DOT) Referral Form See Attached

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) See Attached

Hillside Referral Form (BOE) N/A

Building Permits and Certificates of Occupancy See Attached

Order to Comply N/A

Low Impact Development (LID) Referral Form (Stormwater Mitigation) See Attached

Replacement Unit Determination (LAHD) See Attached

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ Name Grant King
Company/Firm Relevant Living, LLC
Address 1605 N. Cahuenga Boulevard Unit/Space Number N/A
City Los Angeles State CA Zip Code 90028
Telephone (323) 466-1400 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) Relevant 12thStreet Partners, LLC
Address 1605 N. Cahuenga Boulevard Unit/Space Number N/A
City Los Angeles State CA Zip Code: 90028
Telephone (323) 466-1400 E-mail: _____

Agent/Representative Name Dana Sayles/Sara Houghton
Company/Firm three6ixty
Address 11287 Washington Boulevard Unit/Space Number N/A
City Culver City State CA Zip 90230
Telephone (310) 204-3500 E-mail dana@three6ixty.net/sara@three6ixty.net

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect
Name Sherwin Pineda
Company/Firm MVE + Partners
Address: 888 S. Figueroa Street Unit/Space Number 21
City Los Angeles State CA Zip Code: 90017
Telephone (213) 805-7600 E-mail spineda@mve-architects.com

Primary Contact for Project⁶ Owner Applicant
(Select only one. Email address and phone number are required.) Agent/Representative Other

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

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e., usually not the agent/representative).
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 49.7.47(A)(5). 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 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 an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

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

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

Signature _____

Date 2/23/23

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 02/23/2023 before me, ALEX ARDOUTOUNIAN, 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.

Alex Ardoutounian
Signature

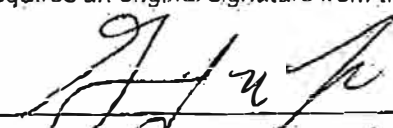
(Seal)



APPLICANT

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

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

Signature: 
Print Name: Grant King

Date: 2/23/23

ATTACHMENT “A”

FINDINGS & SUPPLEMENTAL INFORMATION

222 W. 12th Street / 1204-1216 S. Olive Street, Los Angeles, CA 90015

➤ **SITE INFORMATION:**

- Address: 222 W. 12th Street / 1204-1216 S. Olive Street
Los Angeles, CA 90015
- Lot area: 30,475¹ square feet / 0.69 acres
- APN(s): 5139-024-007

➤ **ACTION(s) Requested:**

- **Density Bonus (DB)**, pursuant to LAMC Section 12.22 A.25, to permit a Project having 401 residential dwelling units, including 45 units (or 11% of the total proposed units) reserved for Very Low Income households, with the following incentives:
 - **On-Menu Incentive**, for a decrease in the required open space of 20% to allow 32,081 square feet in lieu of the otherwise required 40,100 square feet.
- **Site Plan Review (SPR)**, pursuant to LAMC Section 16.05, for a development project that results in an increase of 50 or more dwelling units and/or guest rooms.

¹ Per ZIMAS

➤ **PROPERTY / ZONING INFORMATION:**

SUBJECT PROPERTY

The Property is a rectangular-shaped site comprised of four legal parcels, measuring approximately 30,025 square feet (0.69 acres) of land area, and includes street addresses 222 W 12th Street & 1204-1216 S. Olive Street, Los Angeles, CA 90015. See attached Legal Description. The Property is located at the southeast intersection of 12th Street and Olive Street and also front an alley, Midway Place, to the east. The Property fronts approximately 144 feet along the southerly side of W 12th Street and approximately 268 feet along the easterly side of Olive Street and Midway Place. The site is currently improved with a surface parking lot, and a one-story industrial building with the most recent Certificate of Occupancy issued in 2000 for the conversion from a garment factory to a print shop.

The Project site is well-served by public transit. The site is designated TOC Tier 3, and served by the Metro Local Bus Lines 14, 70, 76, 78, and 431, 437 within 500 feet of the property. The site is also located approximately 1,250 feet from Pico Station, where both the Metro A Line (Blue) and Metro E Line (Expo) are available.

SURROUNDING LAND USES

The adjacent lots to the north, south, west, and east of the Property are also zoned C4-4D-O. The Property across 12th street is a high-rise building containing a mix of office and commercial uses. Immediately to the east across the alley is a one-story building containing commercial uses along 12th street, followed by a seven-story apartment building south along the alley. The Property across the street at the corner of 12th Street and Olive Street is a one-story office building, followed by an eight-story apartment building with ground floor commercial space along Olive Street. The immediate area contains a mix of office, multi-family, and commercial uses.

LAND USE DESIGNATION / ZONING CLASSIFICATION

The Property is zoned C2-4D-O and designated for Regional Center Commercial land uses by the Central City Community Plan. The O condition represents an Oil District as designated by the LAMC. The Property is located within the boundaries of the Greater Downtown Housing Incentive Area (GDHIA), the City Center Redevelopment Project Area, a State Enterprise Zone, and a Transit Priority Area.

The C2-4D zone permits both commercial and residential uses. The corresponding zones for the Regional Center Commercial Designation include CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3 and RAS4. Residential uses are permitted at one dwelling unit per 400 square feet of lot area. However, for developments combining residential and commercial uses in the Central City Community Plan Area or within a designated Regional Center Commercial area, residential uses may be calculated at R5 density, or 1/200 square feet.

APPLICABLE ZONING OVERLAYS / SUPPLEMENTAL DISTRICTS

- **CITY CENTER REDEVELOPMENT PROJECT AREA**

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

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

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

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

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

- **DOWNTOWN DESIGN GUIDE**

Most recently adopted by the City Planning Commission on June 8, 2017, the Downtown Design Guide: Urban Design Standards and Guidelines (DDG) is the official guide to development within Downtown and encourages a more livable and sustainable community. Direction is provided regarding Downtown Street Standards (see below), sidewalks, setbacks, and designated “Retail Streets” (Section 3); ground floor street walls (Section 4); parking and access (Section 5); street wall treatment (Section 6); on-site open space (Section 7); architectural detail (Section 8); streetscape improvements (Section 9); signage (Section 10); and public art (Section 12).

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

The Project Site is located within the **South Park** area as identified in the DDG. The DDG also defines, “**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) – 12th Street is not a Retail Street, however, Olive Street is considered a Retail Street.

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

- **HISTORIC DOWNTOWN LA DESIGN GUIDELINES**

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

- **DOWNTOWN PARKING DISTRICT**

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

- **CENTRAL CITY PARKING DISTRICT**

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

- **TRANSIT PRIORITY AREA**

The Property is within a Transit Priority Area in the City of Los Angeles. In September 2013, the Governor signed into law Senate Bill 743/Assembly Bill 744, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts of projects located in areas served by transit. While the thrust of SB 743 addressed a major overhaul on how transportation impacts are evaluated under CEQA, it also limited the extent to which aesthetics and parking are defined as impacts under CEQA. As a TPA, projects are entitled to certain exemptions under CEQA, as well as parking reductions of .5 spaces per bedroom for the provision of on-site affordable housing. 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.

- **LOS ANGELES STATE ENTERPRISE ZONE**

The Property is within the Los Angeles State Enterprise Zone, which “provide[s] economic incentives to stimulate local investment and employment through tax and regulation relief

and improvement to public services.” Projects located within a State Enterprise Zone are afforded certain incentives for development related to reduced parking for commercial uses (2/1000 sf), and a waiver of Site Plan Review entitlement fees.

➤ **SUBJECT PROPERTY - RELATED CASES**

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

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

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

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

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

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

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

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

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

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

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

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-SA3050 – On January 30, 1989, the City Council approved an Ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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.

Ordinance No. 128,690 – On October 26, 1964, the City Council approved an Ordinance amending Section 12.04 and 13.01 of the Los Angeles Municipal Code establishing an Oil Drilling District.

➤ **STREETS AND CIRCULATION**

The Project filed a Planning Case Referral Form (PCRF) with the Bureau of Engineering that was completed on December 28, 2021. The BOE has identified the following street standards relative to the project:

- W. 12th Street, adjoining the Property to the north, is a designated Modified Collector, dedicated to a 60-foot right-of-way in width, and improved with curb, gutter, and sidewalk. A Modified Avenue III requires a 60-foot right-of-way; therefore, no dedication has been requested by the BOE.
- Olive Street, adjoining the Property to the west, is a designated Modified Avenue II, dedicated to an 90-foot right-of-way in width, and improved with curb, gutter, and sidewalk. A Modified Avenue II requires an 90-foot right-of-way; therefore, no further dedication has been requested by the BOE.
- The alley, adjoining the Property to the east, is a designated public alley, dedicated to a 20-foot right-of-way in width, and fully improved to alley standards. Public alleys require a 20-foot right-of-way; therefore, no further dedication has been requested by the BOE.

➤ **PROJECT DESCRIPTION:**

The Applicant proposes to redevelop the Property with a new 8-story, 105'9" high multifamily residential dwelling building having 401 dwelling units with 45, or 11% of the total units, reserved for Very Low Income households, and approximately 8,699 square feet of ground floor commercial uses. The total floor area of the building is approximately 180,150 square feet, with a Floor Area Ratio (FAR) of 6.0:1.

The ground floor features a lobby and reception area with access to the building's leasing office and mail room for residents with frontage along 12th Street. Proposed retail and/or restaurant spaces are located with frontage along Olive Street. The building's loading area is located along the alley, as well as the resident and retail trash room, and various utility uses. The ground floor also includes a spa and restrooms, fitness center, and coworking spaces for residents accessible from the lobby area and courtyard along Olive Street with access to the restaurant spaces along that frontage.

From the second floor and above, modular residential dwelling units form a "U" shape around the ground floor courtyard. The second floor also provides a second courtyard, as well as private open space accessible by units located around the lower level courtyard. The units on floors three through eight are oriented around both the ground floor and second floor courtyards. The building also features balconies on floors three through eight for private residential open space. The roof contains a large terrace with a pool and hot tub. No parking is provided in the building pursuant to the Project's location within a Transit Priority Area (TPA) and eligibility for zero parking requirements per AB 2097 in effect January 1, 2023.

UNIT DESCRIPTION

The proposed Project consists of a total of 401 residential dwelling units composed of 400 studio units with one, one-bedroom unit. Each unit is outfitted with a full bathroom, living room area, and kitchen. As noted above, the Project is a mixed-income housing development with 45 units (11% of the total number of units) restricted to Very Low Income households per a covenant for a period of 55 years monitored and regulated by the Los Angeles Housing and Community Investment Department, in accordance with the SB 1818 Density Bonus entitlement application.

PARKING

The Project 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. Long-term bicycle parking is provided on the ground floor level, with short-term bicycle parking located in the public right-of-way on 12th Street.

OPEN SPACE

The Project has requested a 20% reduction in required open space, to allow a total open space of 32,081 square feet. This is provided in the form of indoor residential amenities on the ground floor totaling 6,131 square feet, a courtyard on level two totaling 2,405 square

feet as well as a small private open space area, balconies on floors three through eight with 950 square feet of balcony space by floor, and a roof terrace of 17,846 square feet. The building's private open space totals 6,750 square feet, with 6,131 square feet of indoor common open space and 19,201 square feet of common outdoor open space. The Project will landscape the requisite amount of outdoor open space on the second floor courtyard and roof terrace. Additionally, street trees will be provided per Bureau of Engineering standards, and the perimeter parkway of the Property will be planted. Further, 46 trees will be planted in the Project's outdoor recreation spaces. The subject request includes the utilization of Ordinance No. 185,573 for an in-lieu fee for the provision of the remainder of the 54 trees to meet the required 100 trees. 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.

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

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

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

DENSITY BONUS – ADDITIONAL FINDINGS

Pursuant to LAMC Section 12.22 A 25 (c)(1) the Project qualifies as under SB 1818 as a Density Bonus Project if 11 % of the units allowed by-right are reserved for Very Low Income households, 20% of the units are reserved for Low Income households, or 3% of the units are reserved for Moderate Income households. The Project proposes to reserve 45 units, or 11% of total units, for Very Low Income households and as such qualifies as a Density Bonus Project.

Additionally, as permitted by LAMC Section 12.22 A.25(g)(3), the Applicant is requesting one (1) on menu incentive, and one (1) waiver of development standards that will facilitate the provision of affordable housing at the Property as follows: (a) an On-Menu Incentive for a decrease in open space of up to 20% to allow 32,081 square feet of open space in lieu of the otherwise required 40,100 square feet.

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.

As the Project abuts a public street on two of the four building elevations, the architecture has been articulated through the varied use of building materials, changes in plane and architectural detailing. The building is clad with a mix of stucco, stacked brick, wood panel wall accents, and aluminum storefront. The design is responsive to the street at the ground level and provides visual variations from the storefront entrances along Olive Street, as well as the lobby entrance along 12th Street. 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 12th Street and Olive Street. Entrances, windows and balconies are provided along the street facing elevations, and are with accentuated with architectural detailing including overhangs and perforated metal fins.

As previously described, the primary building entrance for public patrons is along Olive Street where commercial uses are located, and the lobby for building residents is oriented

toward 12th Street, with entrances from both 12th and Olive, and includes a leasing office and mail area for residents. Long-term bicycle parking is located on the ground floor for both commercial and residential uses, and short-term bicycle parking is also located in the public right-of-way along 12th Street.

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

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

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

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

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

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

The proposed Project consists of a the construction, use and maintenance of a 8 -story, 105'9" high multifamily residential dwelling building having 401 dwelling units with 45, or 11% of the total units, reserved for Very Low Income households, and approximately 8,699 square feet of ground floor commercial uses. The total floor area of the building is approximately 180,150 square feet, with a Floor Area Ratio (FAR) of 6.0:1. The Applicant is requesting a density bonus approval pursuant to LAMC 12.22 A.25 including an On-Menu incentive for a decrease in required open space.

- **On-Menu Incentive – Open Space.** The subject request is for an On-Menu Incentive for a decrease in the required open space from 40,100 square feet to 32,081 square feet. Granting the subject request for the decrease in open space will allow for an expanded building envelope, and the provision of additional market-rate units, which will offset the cost of the inclusion of restricted affordable units. Additionally, the decrease in required open space would allow for design efficiencies in the placement of corridors, vertical circulation elements and amenities, which would be a shared cost for the development of the project. Without the decrease, the open space requirement would limit the Project and prohibit the Applicant from providing a mixed-income housing project.

- 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 401-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 open space and parking. These modifications are within purview of local and state density bonus law. There is no substantial evidence to show that the proposed incentives or waivers are contrary to state or federal law.

SITE PLAN REVIEW – ADDITIONAL FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed Project will redevelop a surface parking lot and one-story building with an 8-story, mixed-use building consisting of 401 residential dwelling units, 45 of which (11% of the total units) reserved for Very Low Income households, with 8,699 square feet of ground floor commercial space for retail and/or restaurant uses. The total floor area of the building is approximately 180,150 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 the intersection of 12th Street and Olive Street, activate street presence, and provide a mixed-income housing project, which will in turn support surrounding commercial and residential uses. Therefore, the Project is consistent with these goals and objectives for the city's Downtown Center.

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

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

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

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

As noted above, the Project addresses the need for housing by providing mixed-income housing development consisting of 401 residential dwelling units, 45 (11% of the total number of units) of which are restricted to Very Low Income households. The Project will help to alleviate the current housing crisis in Los Angeles and will address the critical demand for affordable housing in the City by providing a mixed-income housing project proximate to transit.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The building’s mixture of height, material, and articulated massing will integrate the project with the surrounding uses and context. The Project will enhance the intersection of 12th and Olive Streets, activate street presence, and provide a mixed-income housing project, which will in turn support surrounding commercial and residential uses.

MOBILITY PLAN 2035

The purpose of the Mobility Plan is “to present a guide to further development of a citywide transportation system which provides for the efficient movement of people and goods”, and

“provides goals, objectives, policies and programs to continually meet the changing mobility, air quality and health challenges faced by the City.” Of note, “The Plan recognizes the contribution of a proper juxtaposition of land uses to the reduction of vehicle trips. Locating uses that better serves the needs of the population closer to where they work and live reduces the number and distance of vehicle trips and decreases the amount of pollution from mobile sources.”

The Project site is well-served by public transit. The site is designated TOC Tier 4, and served by the Metro Local Bus Lines 37, 76, 78, and 94, as well as Montebello Bus Lines 50, and LADOT Routes 437A, 437B, 431B, and 409 within 500 feet of the property. The site is also located approximately 1,500 feet from Pico Station served by the Metro E Line (Expo) with connections to Santa Monica and other stops in Downtown Los Angeles including 7th Street Metro Center with connection to the Metro B Line (Red) and Metro D Line (Purple).

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 Additionally, the Community Plan notes, “Central City has a vibrant commercial sector. Due to the natural access and function of a downtown, a significant portion of commercially zoned land is zoned as regional center commercial.”³ As such, the proposed Project is consistent with the following goals, objectives, and policies of the Community Plan:

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

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

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

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

Consistent with the Goal and Policies noted above, the Project proposes to develop a mixed-income housing development, with 401 residential dwelling units having a variety of unit sizes to meet the 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 without displacing existing residential tenants.

² Page III-1 of the Central City Community Plan

³ Page III-4 of the Central City Community Plan

The Project has been carefully designed to reflect the aesthetic of the area, and the Project's height, scale and massing will be compatible with surrounding existing development. The development encompasses a corner site incorporating internal common Open Space for residents to gather and recreate, as well as space at the roof deck and second floor levels. The street frontage of the Project is articulated at a pedestrian scale, including a prominent residential/retail entry off Olive Street, and a prominent residential entrance at 12th Street. These entrances are compatible with surrounding development, and provide opportunities for easy circulation and access. This attention to building and site design will ensure the Project's compatibility with surrounding development.

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

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

The Project consists of a 8-story, 105' 9" high-multifamily residential dwelling building having 401 dwelling units with 45, or 11% of the total units, reserved for Very Low Income households, and approximately 8,699 square feet of ground floor commercial uses. The total floor area of the building is approximately 180,150 square feet, with a Floor Area Ratio (FAR) of 6.0:1.

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

Height and Bulk

The scale, massing and location of the Project will respond to the unique shape of the site and the surrounding urban context. As previously noted, the Project occupies a corner site located at the intersections of 12th and Olive Streets with an alley parallel to Olive Street, and is comprised of an 8-story building to a maximum building height of 105'9" (exclusive of rooftop railings/guardrails, stair and elevator shafts and/or allowable roof projections). The proposed building's mixture of height, material and color will create articulation and visual interest that is appropriately scaled to a downtown, transit-rich neighborhood with a mix of uses. The Project's footprint lines the perimeter of the Property activating the street frontages which buffers the internal open space available to residents and conceals the Project's service uses, with access to below-grade parking from the alley.

Setbacks

No setbacks are required with the Greater Downtown Housing Incentive Area (GDHIA), however, the proposed building is compliant with the Downtown Design guidelines (DDGs), and

is setback from the property where applicable to activate the street frontage and provide for design and visual interest.

Lighting

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

Landscaping

As noted above, the Project provides the required amount of 32,081 square feet of Open Space after a 20% reduction as an On-Menu incentive. Of this Open Space, 6,750 is private in the form of balconies and private decks. The remaining Common Open Space will be landscaped including areas at the second floor level courtyard as well as at the roof deck level for a total of 4,800 square feet of landscaped open space. Additionally, street trees will be provided per Bureau of Engineering standards, and the perimeter parkway of the Property will be planted as well. The landscape design has been developed in a manner which includes a variety of drought-tolerant and native species appropriate for the Southern California climate.

Off Street Parking

As noted above, the Project is not providing parking per AB 2097. Required bicycle parking is provided pursuant to the City's Bicycle Ordinance. Long-term bicycle parking is provided on the ground floor level, with short-term bicycle parking located in the public right-of-way on 12th Street.

Trash Collection

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

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

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

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

The Project provides a spa and fitness room for residents on the first floor as well as a courtyard adjacent to the commercial spaces along Olive Street. On the second floor, the

Project provides two landscaped courtyards open to the sky. The roof provides a substantial roof deck including a pool and hot tub.

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

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**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 C2-4D-O and is designated for Regional Center Commercial 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 three parcels, totaling 30,475 gross square feet or 0.69 acre, 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

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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.

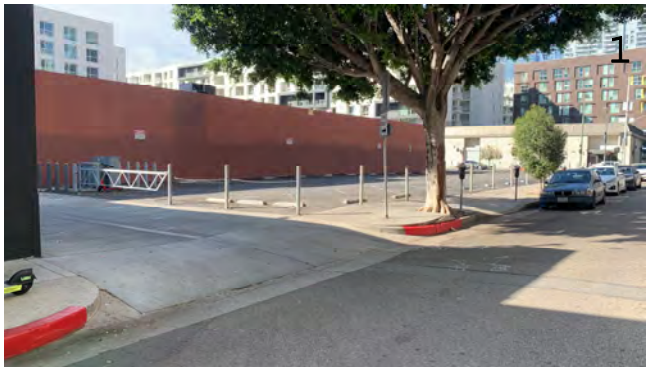
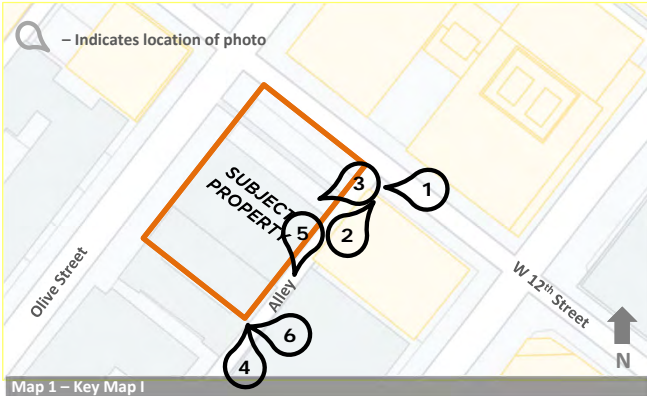


Figure 1 – View of Subject Property along W 12th Street, facing west



Figure 2 – View from Alley of adjacent properties across W 12th Street, facing north

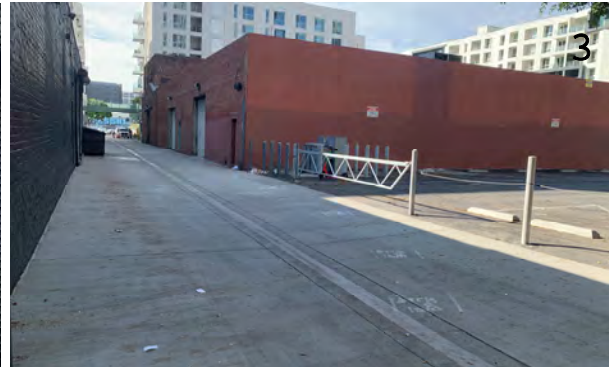


Figure 3 – View of Subject Property along Alley, facing south

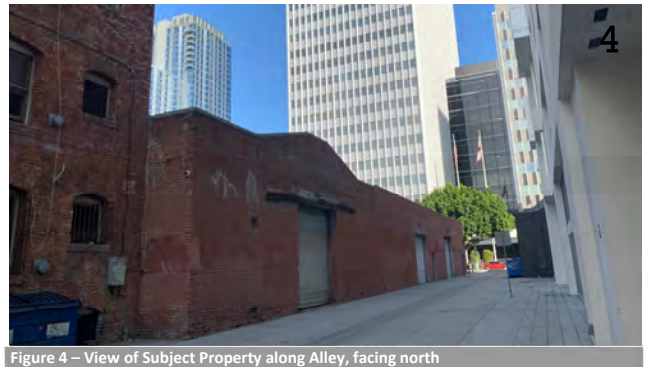


Figure 4 – View of Subject Property along Alley, facing north

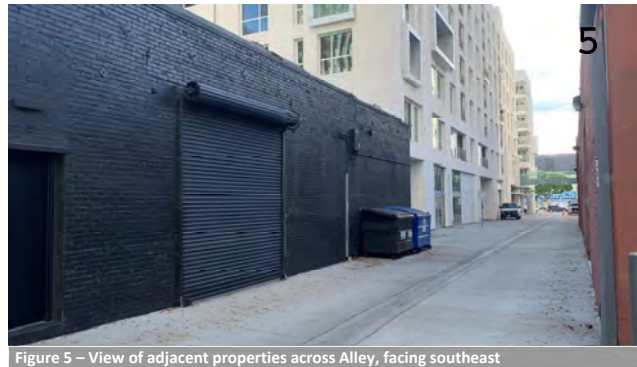


Figure 5 – View of adjacent properties across Alley, facing southeast

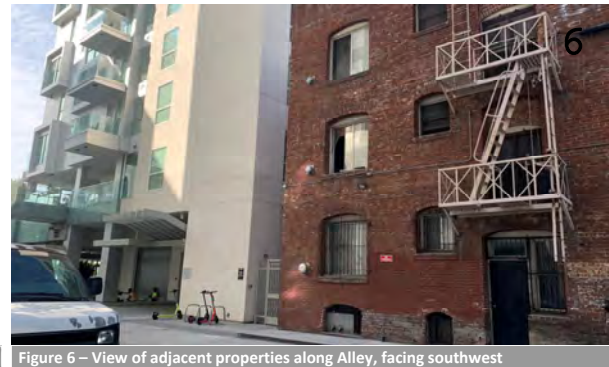
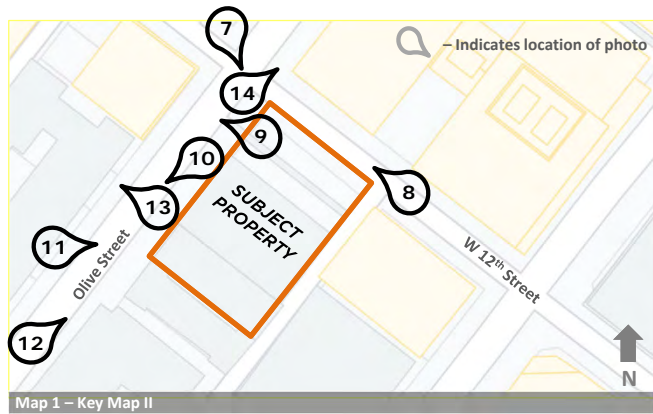


Figure 6 – View of adjacent properties along Alley, facing southwest



Map 1 - Key Map II



Figure 7 - View of Subject Property from intersection at 12th & Olive, facing southeast

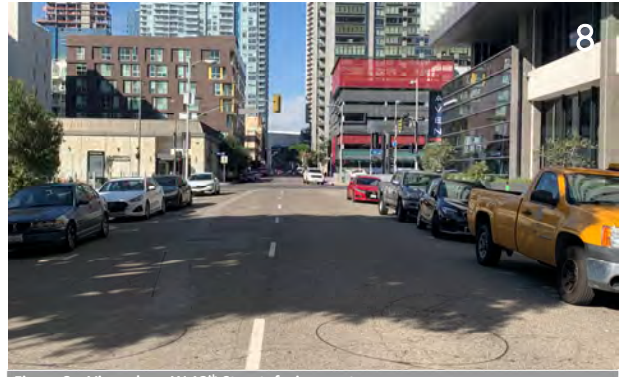


Figure 8 - View along W 12th Street, facing west



Figure 9 - View of adjacent properties across Olive Street, facing west

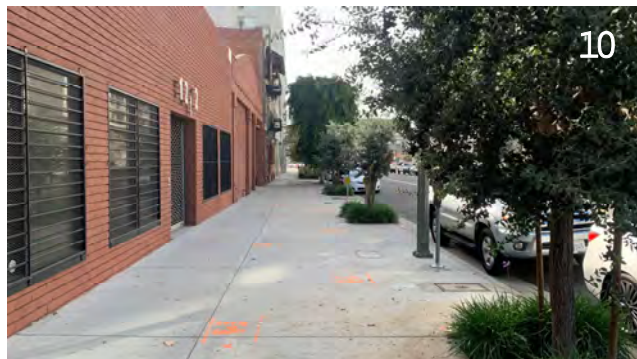


Figure 10 - View of Subject Property at sidewalk along Olive Street, facing south



Figure 11 - View of Subject Property across Olive Street, facing northeast



Figure 12 - View of adjacent properties along Olive Street, facing north



Figure 13 - View of adjacent properties across Olive Street, facing west



Figure 14 - View of adjacent properties along Olive Street, facing north

1200 S OLIVE ST

DCP ENTITLEMENT APPLICATION SUBMITTAL

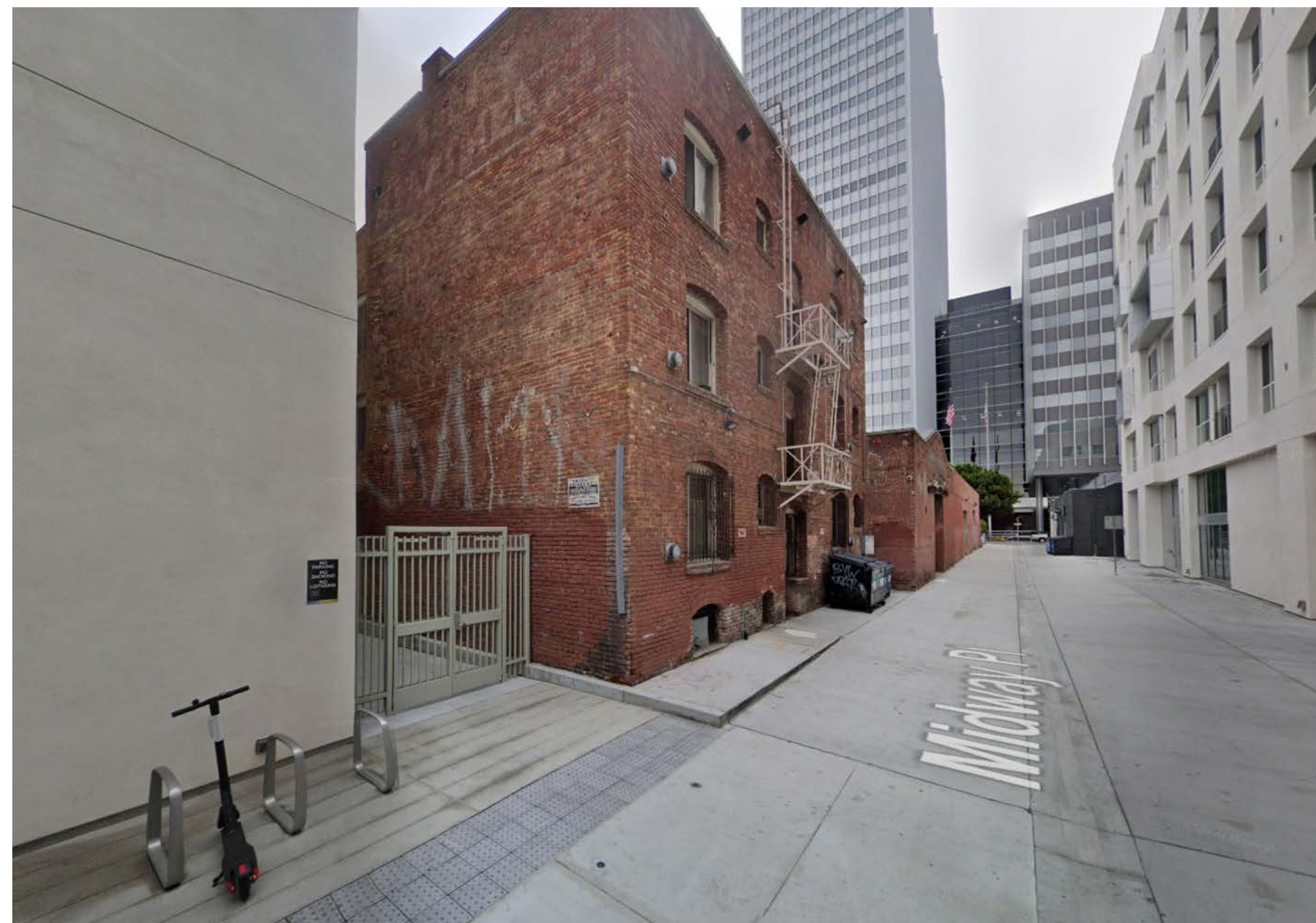
DECEMBER 16, 2022

REVISED APRIL 7, 2023

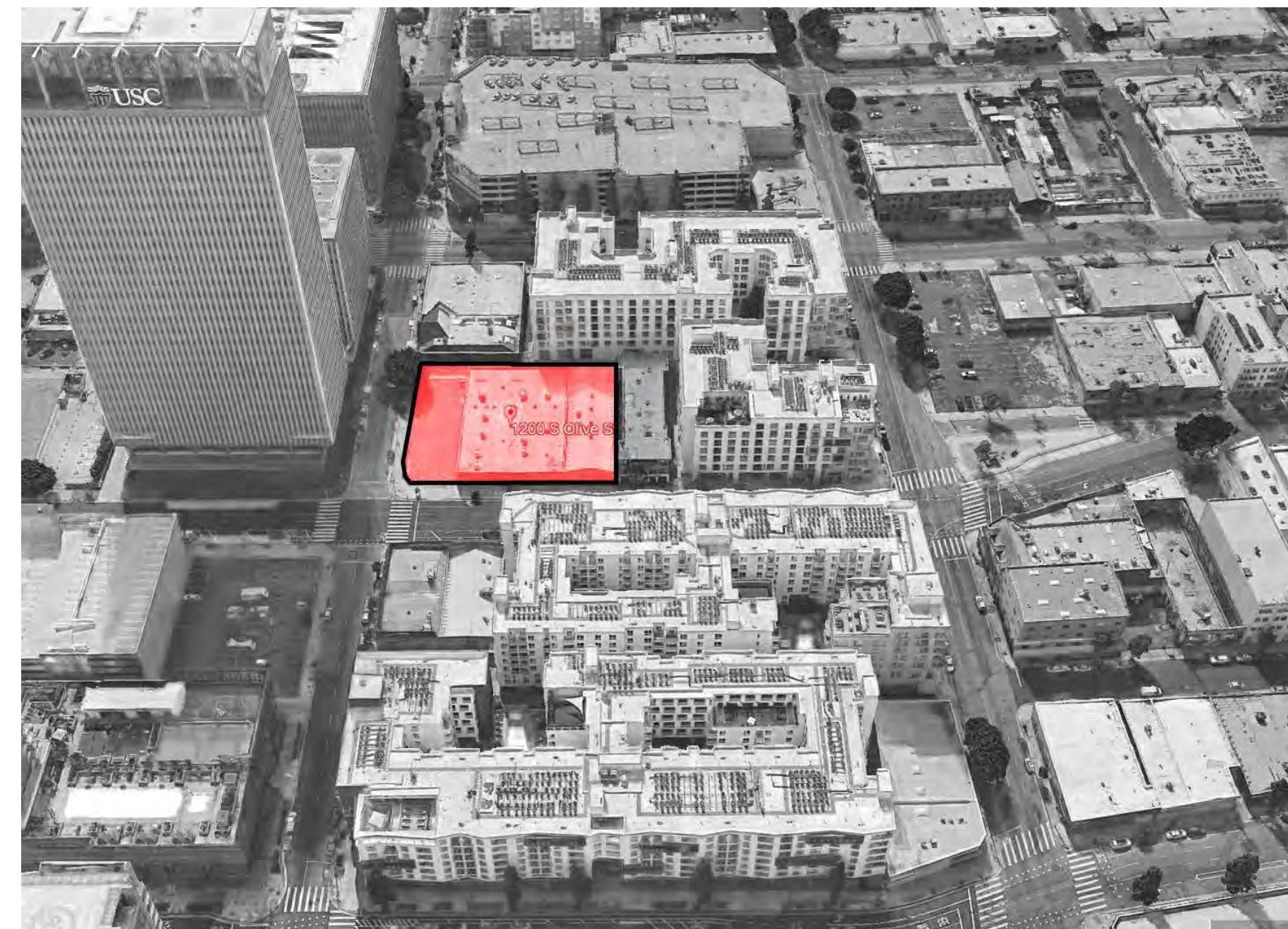
(75% SCHEMATIC DESIGN SET)



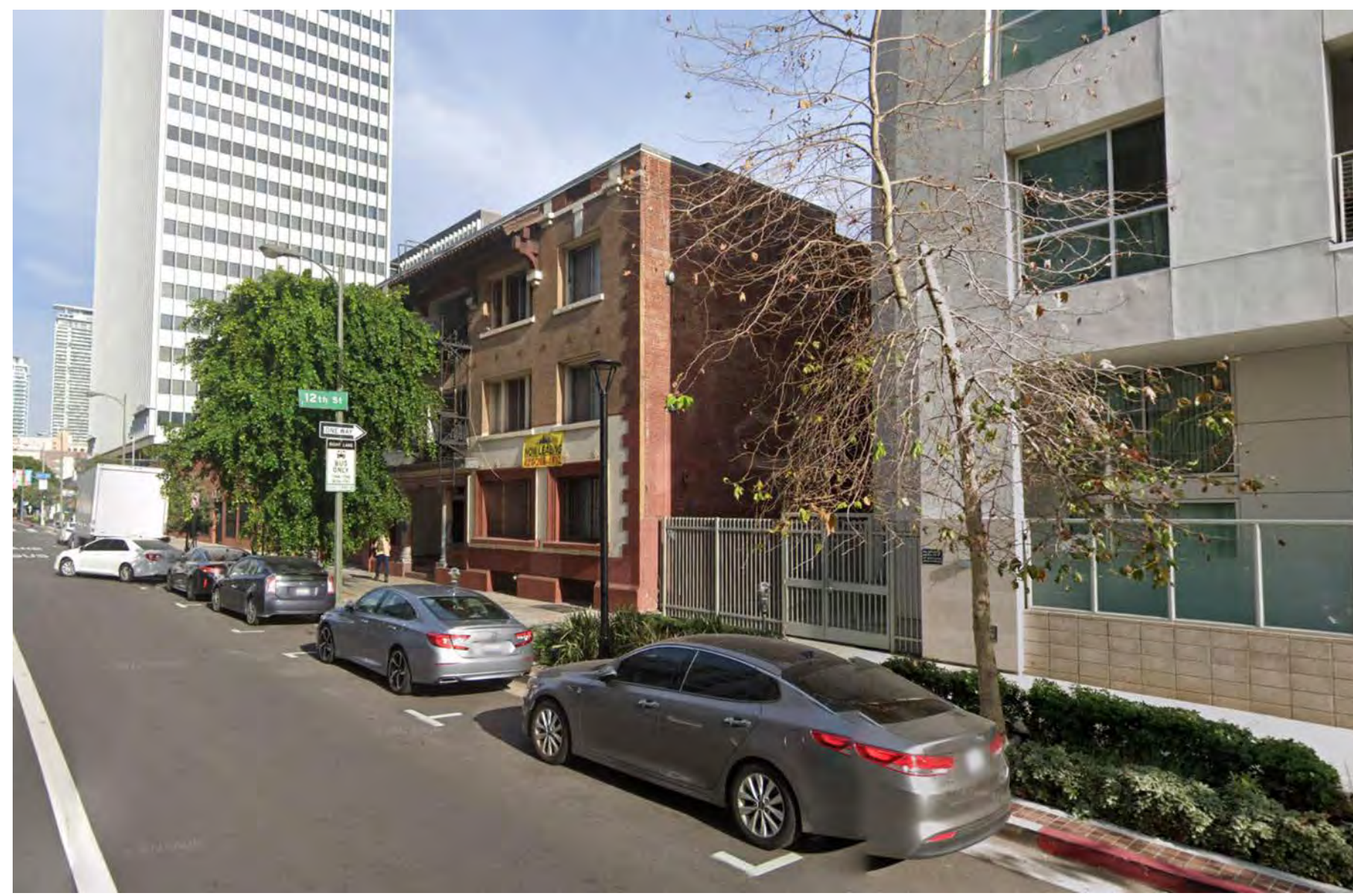
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2



3



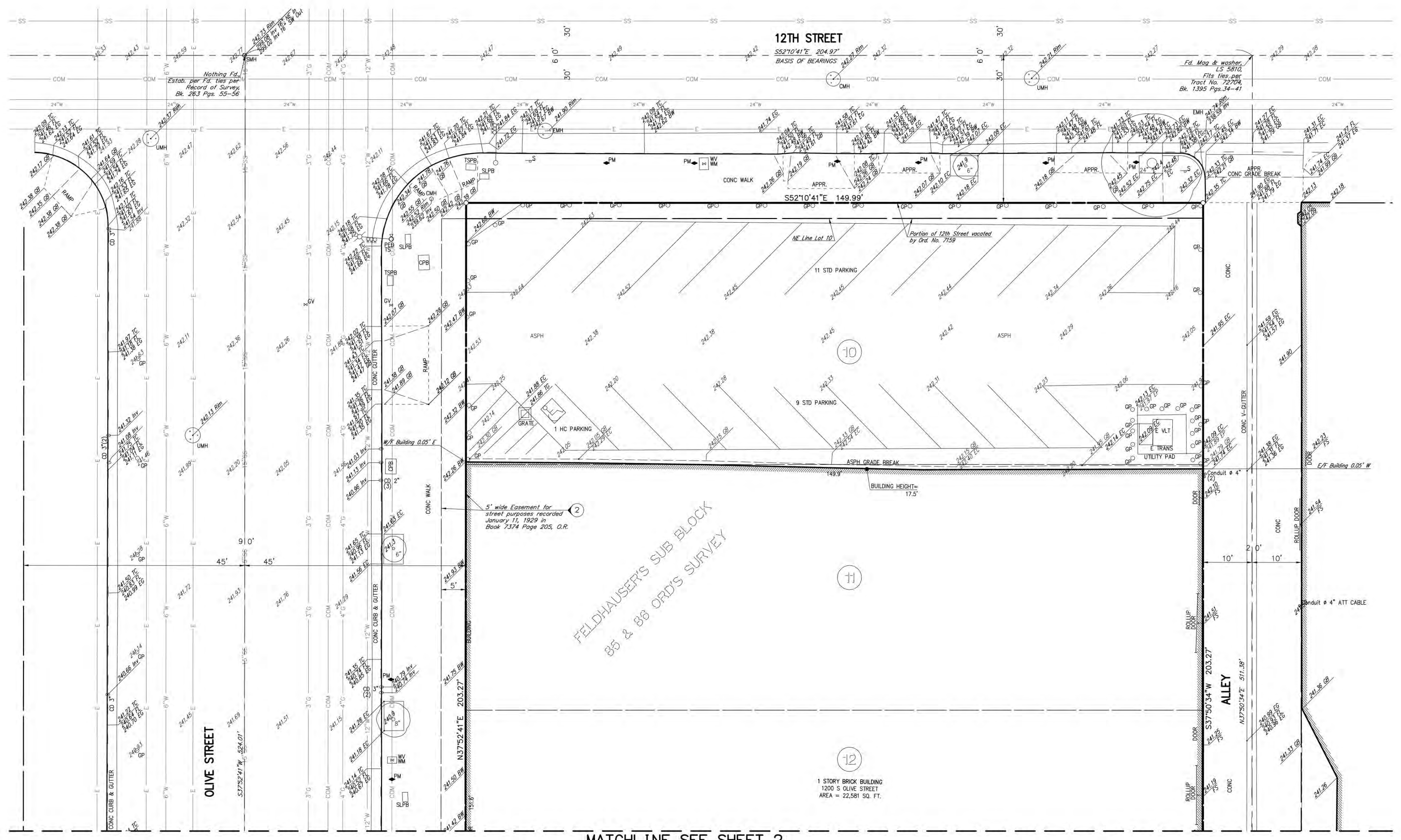
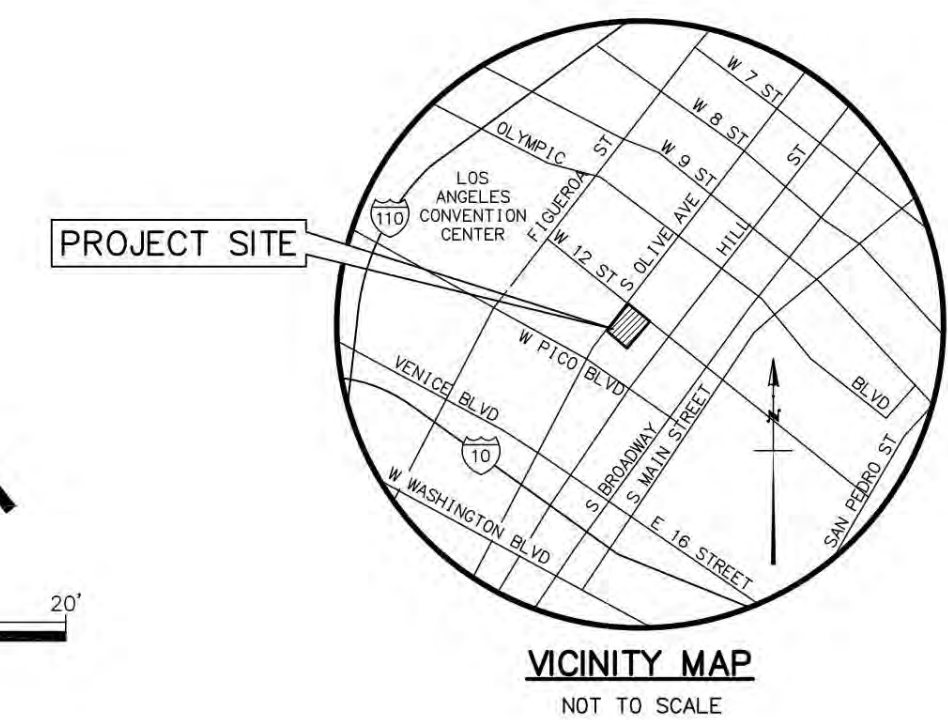
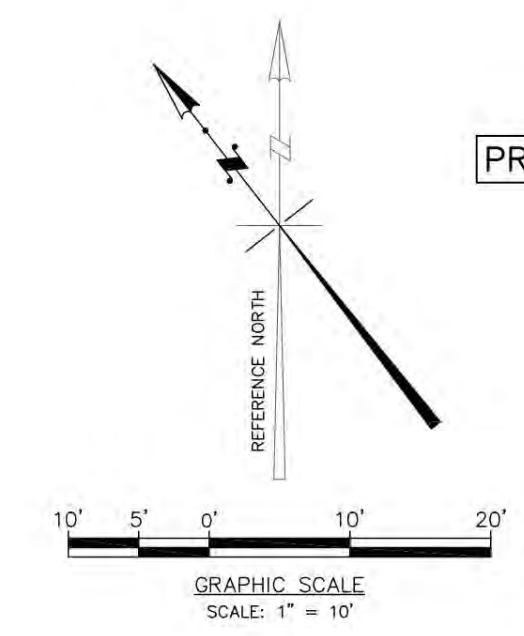
4



SITE CONTEXT

LEGEND

---	PROPERTY / BOUNDARY LINE	⊙	RECORD LOT / PARCEL NUMBER
---	STREET R/W LINE	⊙ (100.00')	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	CURB LINE (FROM 1"=20' ON TO 1"=200')	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	CURB LINE (1"=10', 1"=8', 1"=16')	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	CENTER LINE	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	FLOW LINE	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	LOT LINE / PARCEL LINE	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	EASEMENT LINE (N/W/10TH)	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	CONTOUR LINE (APPROXIMATE)	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	BUILDING FOOT PRINT LINE	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	OVERHANG LINE	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	FENCE LINE	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	GUARD RAIL	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	RETAINING WALL	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	CONC. BLOCK WALL	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	EDGE OF ASPHALT PAVING	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	CONCRETE PAVING	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	AREA DRAIN	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	CATCH BASIN W/ACCESS HOLE	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	ST. SIGN (ALL KINDS)	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	STREET LIGHT	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	TRAFFIC SIGNAL	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	TRAFFIC SIGNAL W/STREET LIGHT	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	YARD LIGHT	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	ADDITIONAL SYMBOLS	⊙	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED



COMMENTS

- BOUNDARY LINES WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
- LEGAL DESCRIPTION FROM TITLE REPORT SUPPLIED BY CLIENT, AS NOTED BELOW.
- EASEMENTS PLOTTABLE EASEMENTS ARE SHOWN FROM A CLIENT SUPPLIED TITLE REPORT, AS NOTED BELOW. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
- TITLE REPORT CHICAGO TITLE INSURANCE COMPANY PRELIMINARY TITLE ORDER NO. 00146700-001-T03-JC DATED AUGUST 6, 2021.
- INDICATES TITLE REPORT EXCEPTION NO.
- BASIS OF BEARINGS THE BEARING NORTH 52°10'41" WEST OF THE CENTERLINE OF 12TH STREET, SHOWN ON THE MAP OF TRACT NO. 72704, RECORDED IN BOOK 1395 PAGES 34 AND 41 OF MAPS RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- AREA BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON THE AREA IS:
30,478 SQ. FT. = 0.6997 ACRES (GROSS)
30,002 SQ. FT. = 0.6887 ACRES (NET)
- WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL AFTER SUBTRACTION OF EXISTING STREET EASEMENTS.
- FLOOD ZONE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE AREA WITH 0.2% ANNUAL CHANCE FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. C03070167G, DATED DECEMBER 21, 2018, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ZONING AND BUILDING SETBACK ZONING NOT PROVIDED BY CLIENT.
C2-40-0 (REFERENCE: ZIMAS-CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING) GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL
SEE SURVEYOR'S NOTE- 4
- PARKING BASED UPON ON-SITE STRIPING, THE PARKING IS:
REGULAR SPACES 20
HANDICAPPED SPACES 1
TOTAL SPACES 21
- PARTY WALLS THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY.
- EARTH WORK THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- EFFECT OF TAXES AND ASSESSMENTS, GENERAL AND SPECIAL AND LIEN OF SUPPLEMENTAL TAXES
- EFFECT OF WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- EFFECT OF EASEMENT FOR STREET PURPOSES RECORDED JANUARY 11, 1929 IN BOOK 7374, PAGE 205, O.R. PLOTTED HEREON.
- EFFECT OF COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT SELL ANY PORTION THEREOF SEPARATELY RECORDED AUGUST 15, 1960 AS INSTRUMENT NO. 4678 IN BOOK M-578 PAGE 367, O.R.
- EFFECT OF OIL AND GAS LEASE RECORDED APRIL 15, 1964 AS INSTRUMENT NO. 5467 IN BOOK M-1500 PAGE 318, O.R.
- EFFECT OF A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE CITY OF LOS ANGELES REDEVELOPMENT AGENCY AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED JULY 22, 1975 AS INSTRUMENT NO. 3675 AND JULY 30, 1975 AS INSTRUMENT NO. 3868, BOTH O.R.
- EFFECT OF FIRE SAFETY DEFICIENCY NOTICE RECORDED MAY 29, 1979 AS INSTRUMENT NO. 79-575333, O.R.
- EFFECT OF NOTICE OF BUILDINGS WITHIN THE SCOPE OF DIVISION 88 - EARTHQUAKE HAZARD REDUCTION IN EXISTING BUILDINGS RECORDED APRIL 13, 1983 AS INSTRUMENT NO. 83-408919, O.R.
- EFFECT OF NOTICE OF BUILDINGS WITHIN THE SCOPE OF DIVISION 88 - EARTHQUAKE HAZARD REDUCTION IN EXISTING BUILDINGS RECORDED JULY 29, 1986 AS INSTRUMENT NO. 86-861981, O.R.
- EFFECT OF NOTICE OF BUILDINGS WITHIN THE SCOPE OF DIVISION 88 - EARTHQUAKE HAZARD REDUCTION IN EXISTING BUILDINGS RECORDED APRIL 7, 1987 AS INSTRUMENT NO. 87-538801, O.R.
- EFFECT OF A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED NOVEMBER 30, 2007 AS INSTRUMENT NO. 20072636449, O.R.
- EFFECT OF ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

SURVEYOR'S CERTIFICATE:

TO RELEVANT GROUP; KASTNER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a)(b), 7(c)(b)(c), 8, 9, 10, 11, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 20, 2022.

[Signature] 1/09/2023
DOUGLAS R. HOWARD, PLS 6169 DATE
PSOMAS

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SURVEYOR'S NOTES

- THIS SURVEY HAS BEEN PREPARED FOR ALTA/NSPS AND DESIGN PURPOSES
- BEFORE USING THIS MAP FOR DESIGN OR CONSTRUCTION PURPOSES, ALL EASEMENTS OF RECORD AND SETBACK LINES DEFINED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY SHOULD BE PLOTTED ON THIS MAP FROM A CURRENT TITLE REPORT. IF NO TITLE REPORT WAS FURNISHED, OUR CLIENT IS URGED TO FURNISH A CURRENT TITLE REPORT SO THAT THESE EASEMENT AND SETBACK LINES OF RECORD CAN BE PLOTTED ON THIS MAP.
 - THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
 - THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
 - IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

LEGAL DESCRIPTION

LOTS 10, 11, 12 AND 13 IN BLOCK 85 OF FELDBAUER'S SUBDIVISION OF BLOCK 85 AND 86 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 573, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
TOGETHER WITH A STRIP OF LAND LYING BETWEEN THE NORTHEASTERLY LINE OF SAID LOT 10 AND THE SOUTHWESTERLY LINE OF TWELFTH STREET, VACATED BY ORDER OF THE BOARD OF SUPERVISORS IN SAID CITY, COUNTY AND STATE BY ORDINANCE NO. 7159, BOUNDED NORTHWESTERLY AND SOUTHEASTERLY BY THE NORTHEASTERLY PROLONGATIONS OF THE NORTHWESTERLY AND SOUTHEASTERLY LINE RESPECTIVELY OF SAID LOT 10.

APN: 5139-024-007

REVISION	DATE	DESCRIPTION	BY	APPD
LTL				
DRH				
LTL				
DRH				

BENCHMARK	LA CITY BM NO. 12-31933
SPIKE IN NORTH CURB OR PICO BLVD	14.3 FEET EAST OF BCR GRAND AVE.
ELEVATION	239.025 FEET
ADJUSTMENT	NAVD88 (2000 ADJ)
PATH/PROJECT DATE	Jan. 08, 2023 - 08:24:44

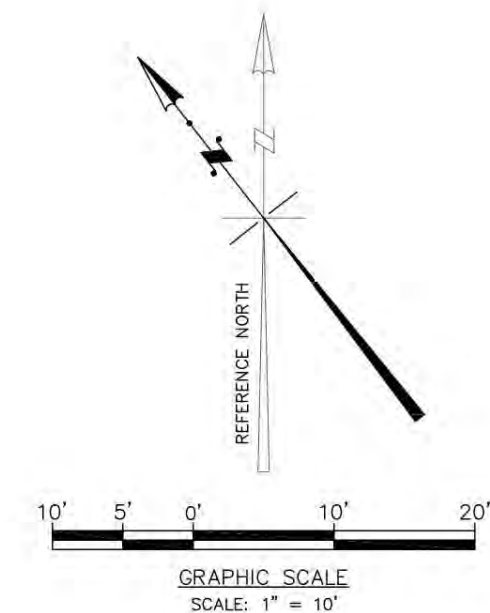
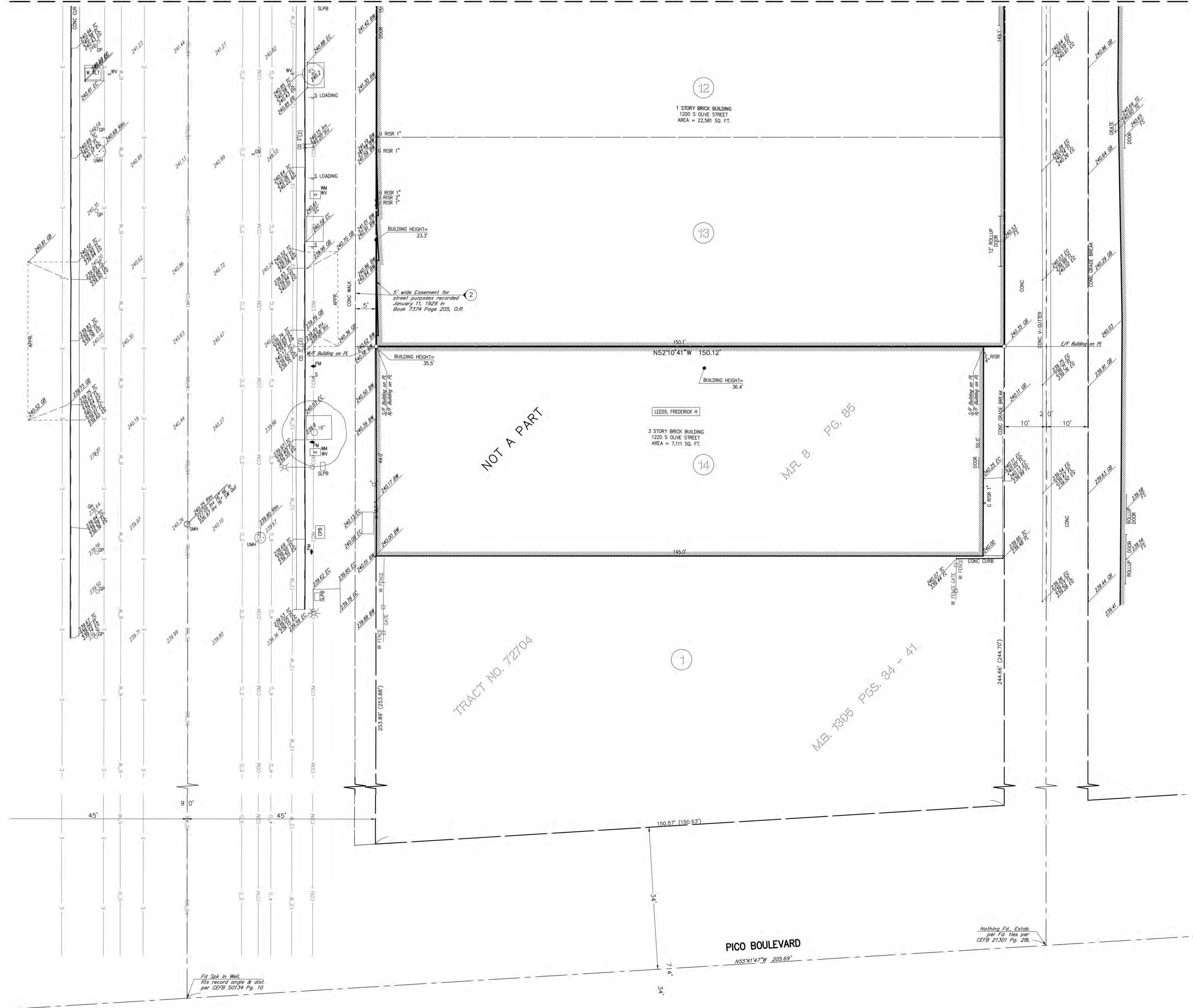
PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

ALTA/NSPS LAND TITLE AND DESIGN SURVEY FOR:
RELEVANT GROUP
1200 SOUTH OLIVE STREET
IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

TOPO SURVEY BY OTHERS

DATE	DECEMBER 22, 2022
SCALE	1" = 10'
PROJECT NUMBER	1RELO20800
	1
	2

MATCHLINE, SEE SHEET 1



LEGEND

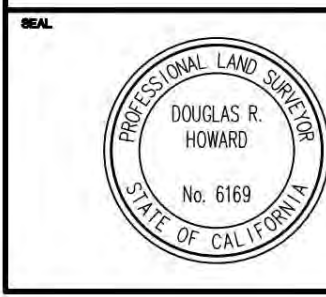
---	PROPERTY / BOUNDARY LINE
---	STREET R/W LINE
---	CURB LINE (FROM 1"=20' ON TO 1"=200')
---	CURB LINE (1"=10' , 1"=5' , 1"=16')
---	CENTER LINE
---	FLOW LINE
---	LOT LINE / PARCEL LINE
---	CASSETT LINE (WIDTH)
---	CONTOUR LINE (APPROXIMATE)
---	BUILDING FOOT PRINT LINE
---	OVERHANG LINE
---	FENCE LINE
---	RETAINING WALL
---	CONC. BLOCK WALL
---	EDGE OF ASPHALT PAVING
---	CONCRETE PAVING
---	AREA DRAIN
---	CATCH BASIN W/ACCESS HOLE
---	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
---	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
---	STREET LIGHT
---	TRAFFIC SIGNAL
---	TRAFFIC SIGNAL W/STREET LIGHT
---	YARD LIGHT
---	FIRE HYDRANT
---	CONSPICUIT
---	FIRE DEPARTMENT CONNECTION
---	POST INDICATOR VALVE
---	DIRECTION OF WATER DRAINAGE FLOW
---	PARKING METER
---	GAS / WATER METER
---	GAS / WATER VALVE
---	ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
---	TREE IN WELL W/TRUNK DIAMETER
---	PLANTER
---	GUARD POST
---	APPROACH (DRIVEWAY)
---	BACKFLOW PREVENTER
---	CLEAN OUT
---	CHAINLINK (FENCE/GATE)
---	BENCHMARK
---	TOPOGRAPHIC SPOT ELEVATION, NO LEADER
---	EDGE OF WALK ELEVATION
---	EDGE OF CONCRETE ELEVATION
---	EDGE OF CUTTER ELEVATION
---	EDGE OF PAVEMENT ELEVATION
---	FLOW LINE ELEVATION
---	TOP OF CURB ELEVATION
---	TOP OF GRATE ELEVATION
---	TOP OF WALL ELEVATION
---	MANHOLE RIM ELEVATION
---	MANHOLE INVERT ELEVATION
---	CURB DRAIN
---	RECORD LOT / PARCEL NUMBER
---	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	IMPROVEMENT FACE
---	IMPROVEMENT END
---	NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT
---	W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
---	ADJACENT PROPERTY OWNER

NOT A PART

TRACT NO. 72704

MR. B PG. 85

MB. 7395 PGS. 84 - 41



REVISION	LTL	▲	
DRAWN	LTL	▲	
CHECKED	DRH	▲	
REV	DATE	DESCRIPTION	BY

BENCHMARK LA CITY BM NO. 12-31933

SPIKE IN NORTH CURB OR PICO BLVD
14.3 FEET EAST OF BCR GRAND AVE.

ELEVATION 239.025 FEET ADJUSTMENT NAVD88 (2000 ADJ)

PATHFINDER DATE

Jan. 02, 2023 - 09:24:44 DWG Name: \\191020880\SURV\1\DESIGN\1200S OLIVE ST\LA-023.dwg Updated By: tolgar@psomas.com

PSOMAS

555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

ALTA/NSPS LAND TITLE AND DESIGN SURVEY FOR:

RELEVANT GROUP
1200 SOUTH OLIVE ST

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

TOPO SURVEY BY OTHERS

DATE	DECEMBER 22, 2022
SCALE	1" = 10'
PROJECT NUMBER	1RELO20800
SHEET	2
TOTAL SHEETS	2

DESIGN PRINCIPLES

COMFORMANCE WITH DOWNTOWN DESIGN GUIDE

SIDEWALKS AND SETBACKS

- 1 SIDEWALK DIMENSIONS COMPLY WITH DOWNTOWN STREET STANDARDS
OLIVE ST. COMPLIANCE: 12' SIDEWALK + 5' DEDICATION = 17' PROVIDED
12TH ST. COMPLIANCE: 12' SIDEWALK + 3'- 0" EASEMENT = 15' PROVIDED
FOR OLIVE AND 12TH ST. A MIN. CLEAR 6' PATH OF TRAVEL HAS BEEN PROVIDED PER WALKWAY ZONE.
BUILDING SETBACKS ON OLIVE AND 12TH STREETS NOT REQUIRED.

GROUND FLOOR TREATMENT

- 2 75% ACTIVE FRONTAGE REQUIRED ON OLIVE ST. AND 12TH STREET
PROJECT PROVIDES IN EXCESS OF 75% ACTIVE, TRANSPARENT FRONTAGE
PRIMARY ENTRIES LOCATED ON OLIVE AND 12TH STREET.
PEDESTRIAN SCALED ELEMENTS SUCH AS ENTRY AWNINGS OF DURABLE MATERIAL PROTECT AND IDENTIFY THE STREET FRONTAGE.

PARKING AND ACCESS

- 3 PARKING NOT PROVIDED
BICYCLE PARKING PROVIDED PER BICYCLE PARKING ORDINANCE.
- 4 ON-SITE LOADING ACCESSED FROM THE ALLEY COMPLY WITH DOWNTOWN DESIGN GUIDELINES

MASSING AND STREET WALL

- 5 45' (4 STORIES) MIN STREET WALL REQUIRED / PROJECT EXCEEDS REQUIRED
70% STREET WALL REQUIRED ON OLIVE ST. AND 12TH STREET.
PROJECT PROVIDES IN EXCESS OF 70% STREET WALL

ON-SITE OPEN SPACE AND LANDSCAPING

- 6 MEETS THE OPEN SPACE REQUIREMENTS PER DOWNTOWN DESIGN GUIDE AND LAMC:
OPEN SPACE WILL BE PROVIDED MOSTLY ON THE ROOF AND AT PRIVATE DECKS / BALCONIES FOR THE INDIVIDUAL RESIDENTIAL UNITS.
ADDITIONALLY, UP TO A MAXIMUM OF 25% COMMON OPEN SPACE REQUIRED WILL BE PROVIDED AS INDOOR OPEN SPACE AT THE GROUND LEVEL.

STREETScape IMPROVEMENTS

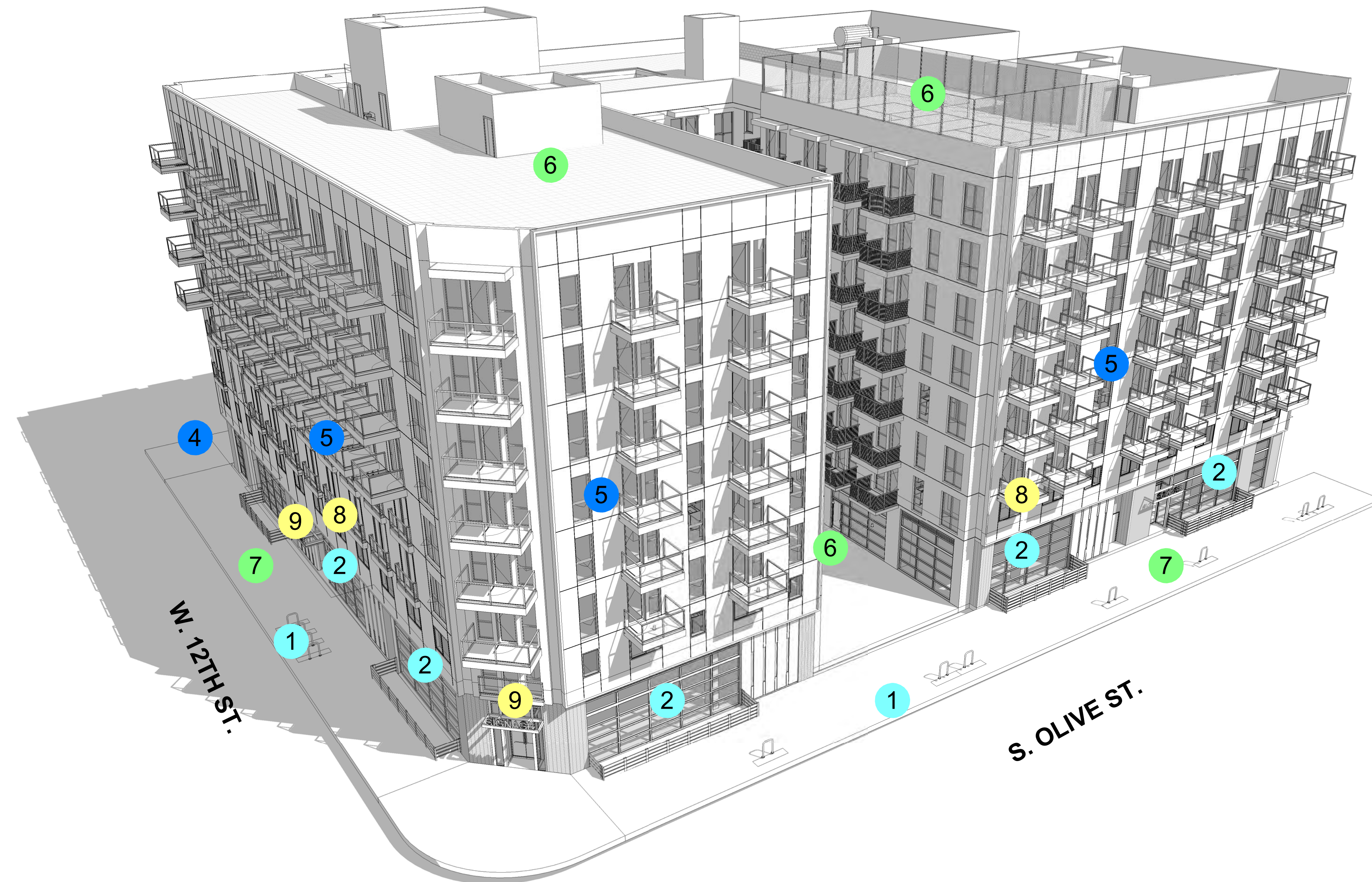
- 7 STREETScape IMPROVEMENTS INCLUDE WIDER SIDEWALKS PER CITY STANDARDS, ACTIVE USES AND PEDESTRIAN LIGHTING.

ARCHITECTURAL DETAIL

- 8 ARCHITECTURAL DETAIL AND MATERIALITY IDENTIFIES A DISTINCT BASE TO PROVIDE SCALE WITH THE USE OF A FRAMING ELEMENT ON THE UPPER FLOORS.
BALCONIES AND VARIED WINDOWS CREATE A PATTERN OF PROJECTIONS AND RECESSES.
MATERIALS TO INCLUDE STOREFRONT SYSTEM, METAL PANEL, BRICK AND STUCCO.

SIGNAGE

- 9 BUILDING SIGNAGE LOCATED AT GROUND LEVEL STREETScape IN COMPLIANCE WITH DOWNTOWN DESIGN GUIDE AND LAMC. REFER TO INCLUDED SIGNAGE LOCATION PLANS



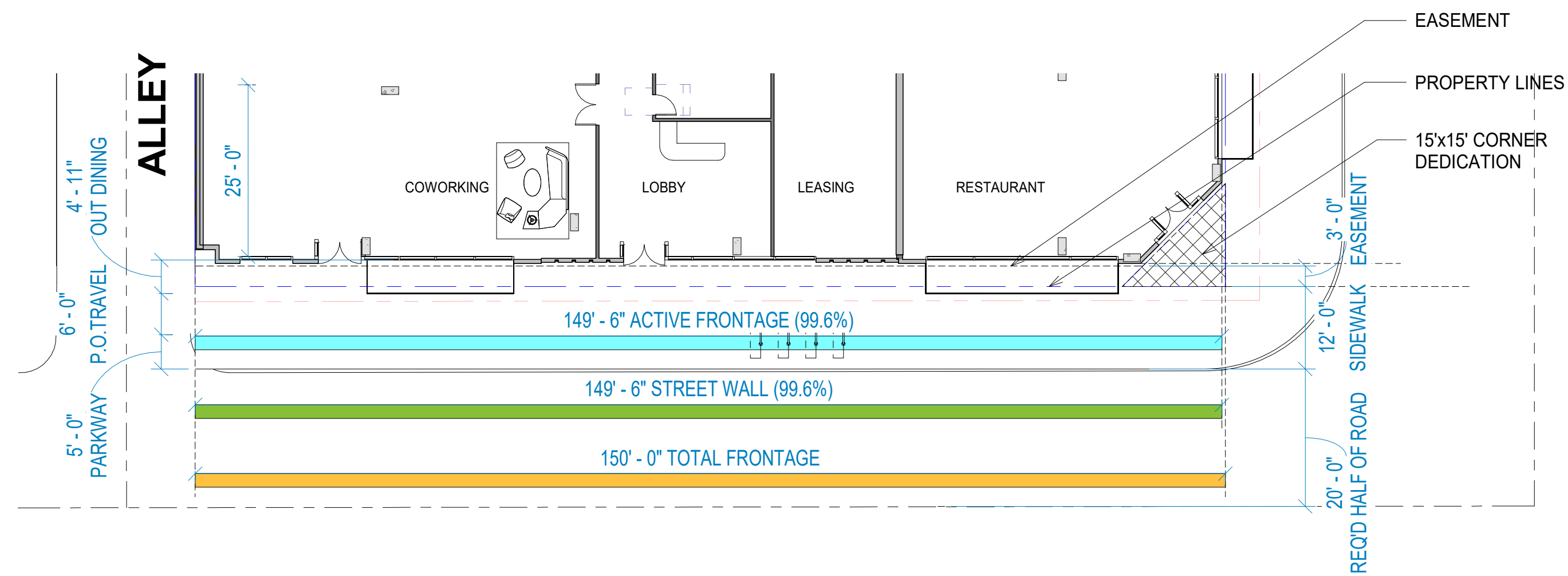
VIEW LOOKING SOUTH ON 12TH ST.

DOWNTOWN DESIGN GUIDE
COMPLIANCE

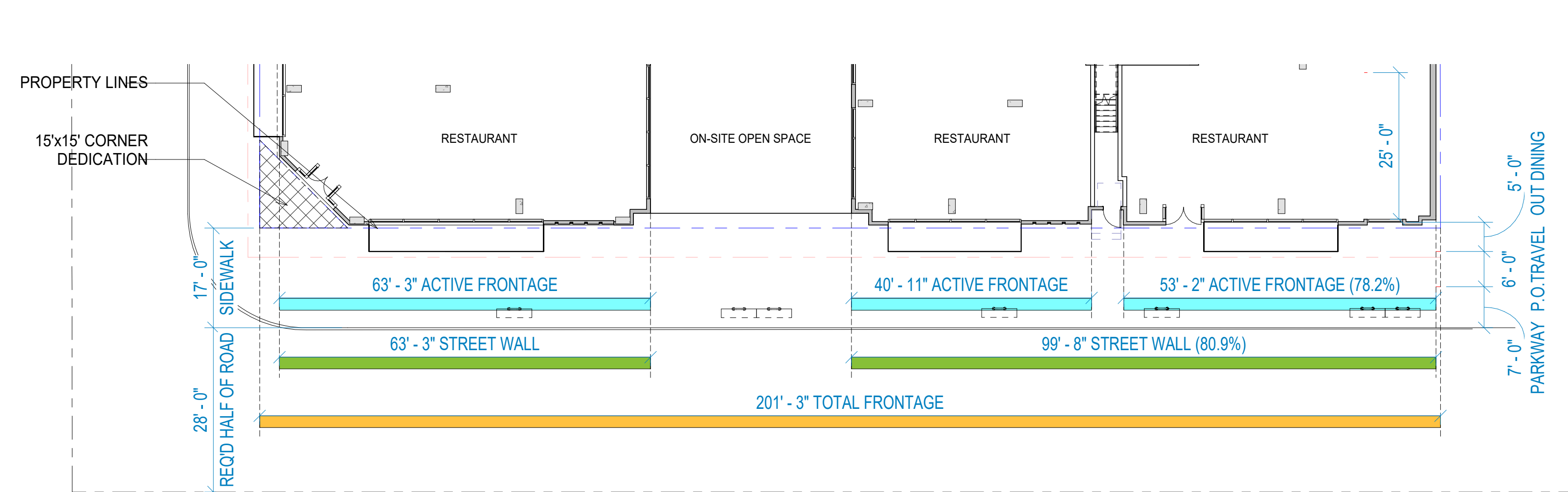


W. 12TH ST.

S. OLIVE ST.



W. 12TH ST.



S. OLIVE ST.

DOWNTOWN DESIGN GUIDE
COMPLIANCE

0' | 16' | 32' | 48'

PROJECT INFORMATION

Site Address: 222 W 12TH, 1204-1216, 1200 OLIVE STREET, LOS ANGELES, CA 90014

OWNERSHIP

THE RELEVANT 12th STREET 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

FLOOR AREA (FAR)

Allowable Base Floor Area 30,025 sf x 6.0 =	180,150 sf (6.00 FAR Base)
Total Proposed Floor Area	180,150 sf (6.00 FAR)
Residential	171,451 sf
Restaurant	8,699 sf

HEIGHT

Max. Height Allowed:	Unlimited per C2-4D-O
Proposed Building Height:	105'-9"

RESIDENTIAL DENSITY

Allowable Unit #:	Unlimited Units per ZI No.2385
Proposed:	399 total units

DWELLING UNITS

Studio	399 Units (including 11% set aside, or 44 Units, Very Low Income "VLI")
Total	399 Units

PARKING

REQUIRED [Per LAMC 12.21 A.4(p) / Central City Parking Business District [LAMC 12.21 A.4 (i)]]

Residential			
STUDIO	399 units x 0.5 stall/unit	200 stalls	
Total	399 Units	200 stalls	

Retail / Restaurant
*Per AB2097, no minimum parking required. 8,699 SF of Restaurant (1/1000 SF) **9 stalls**

PROPOSED

Residential
*Per AB2097, no minimum parking required. This will go into effect January 1, 2023. *None

Restaurant
*Per AB2097, no minimum parking required. This will go into effect January 1, 2023. *None

BICYCLE PARKING

PROPOSED (Per LA Municipal Ordinance No. 185480)

Residential	Short Term	Long Term
1-25 (25 Units)	2.5	25
26-100 (75 Units)	5.0	50
101-200 (100 Units)	5.0	50
201+ (198 Units)	5.0	50
Subtotal	17.5-18	175
Commercial	Short Term	Long Term
8,699 SF Restaurant	4.3	4.3
Subtotal	4	4
Total	22	179

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 & 1 bedrooms)	399 Units	39,900 sf
Total Open Space Required	399 Units	39,900 sf
20% reduction in Open Space per LAMC 12.22 A25 F6		
		31,920 sf

PROPOSED

Common Outdoor OS (Roof Deck and Level 1 & 2 Courtyards)	19,498 sf
Common Indoor OS: Amenities @ 25% max. of required 7,980 sf	5,673 sf
Private Open Space (135 Balconies)	6,750 sf

Total Proposed Open Space **31,921 sf**

Total Planted Area (25% of Outdoor Common Open Space) **5,176 sf**

TREES

REQUIRED (1 per 4 Units)	100 Trees
PROPOSED (1 per 4 Units)	46 Trees

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
5139-024-007	C2-4D-O	REGIONAL CENTER COMMERCIAL

PROJECT DESCRIPTION

- 8-Story building with up to 399 residential units.
- 5 Levels of Type III-A over 3 Levels of Type I-A
- 7 Levels of Residential over Ground Level Restaurants, Lobby and Residential Amenities.

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

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

LOTS 10,11,12 AND 13 IN BLOCK 85 OF FELDHAUSER'S SUBDIVISION OF BLOCK 85 AND 86 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 573, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH A STRIP OF LAND LYING BETWEEN THE NORTHEASTERLY LINE OF SAID LOT 10 AND THE SOUTHWESTERLY LINE OF TWELFTH STREET, VACATED BY ORDER OF THE BOARD OF SUPERVISORS IN SAID CITY, COUNTY AND STATE BY ORDINANCE NO. 7159, BOUNDED NORTHWESTERLY AND SOUTHEASTERLY BY THE NORTHEASTERLY PROLONGATIONS OF THE NORTHWESTERLY AND SOUTHEASTERLY LINE RESPECTIVELY OF SAID LOT 10.

APN: 5139-024-007

LOT AREA :

Land Area (ALTA/NSPS):		
5139-024-007 - 7504.451 sf	(0.172 acres)	
7505.710 sf	(0.172 acres)	
7506.814 sf	(0.172 acres)	
7508.4026 sf	(0.172 acres)	
Total - 30,025 sf	(0.689 acres)	

*Per ZI No. 2385, Buildable area is the same as Lot Area

SETBACKS

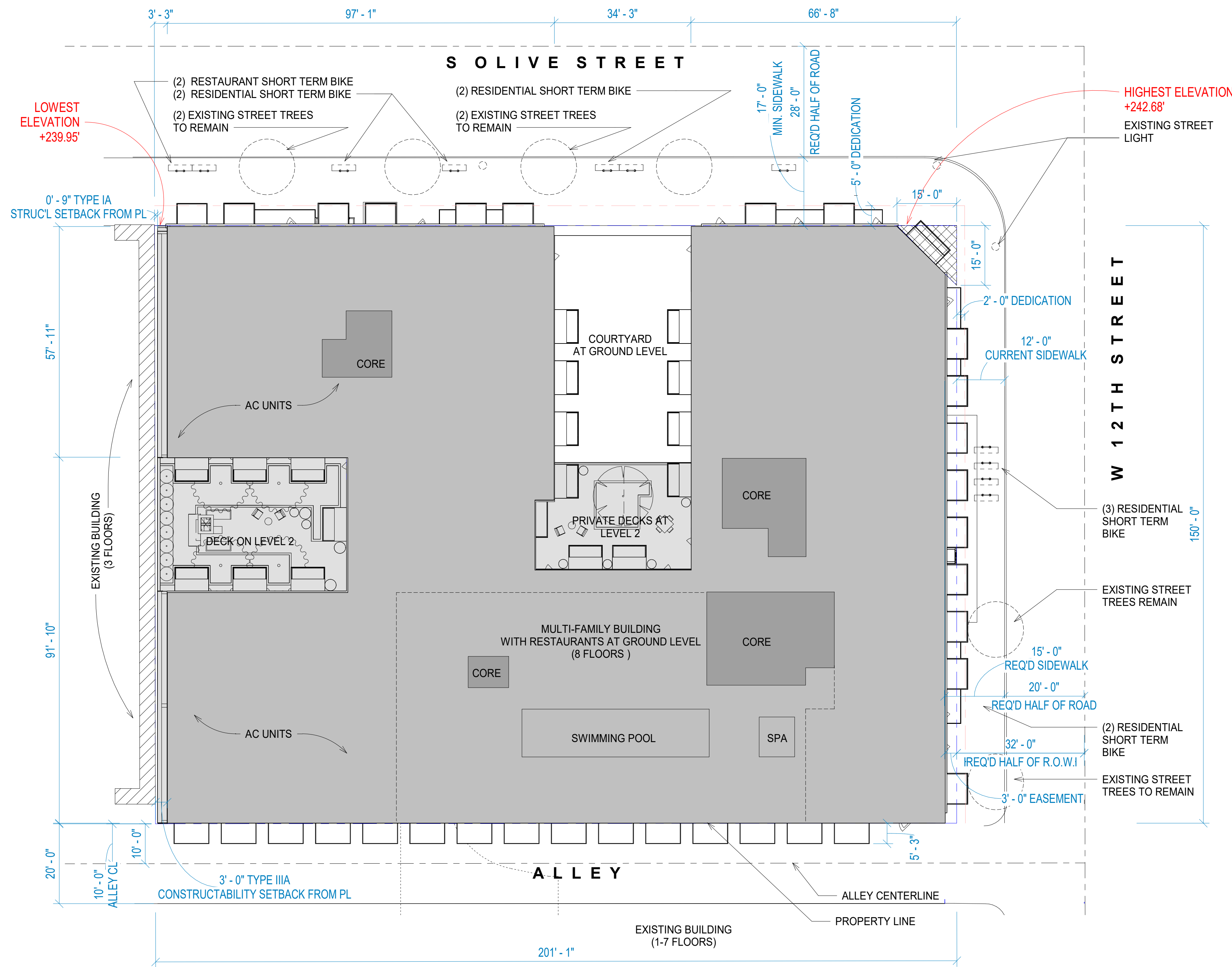
REQUIRED**

Front (12TH St):	NONE
Side (S Olive):	NONE
Rear (South):	NONE
Side (Alley):	NONE

**Per ZI No. 2385, Greater Downtown Housing Incentive Area, all yard requirements were eliminated

PROVIDED

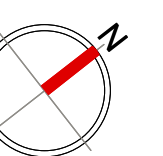
Front (12TH St):	0' - 0"
Side (S Olive St):	0' - 0"
Front (South):	0' - 0"
Side (Alley):	0' - 0"

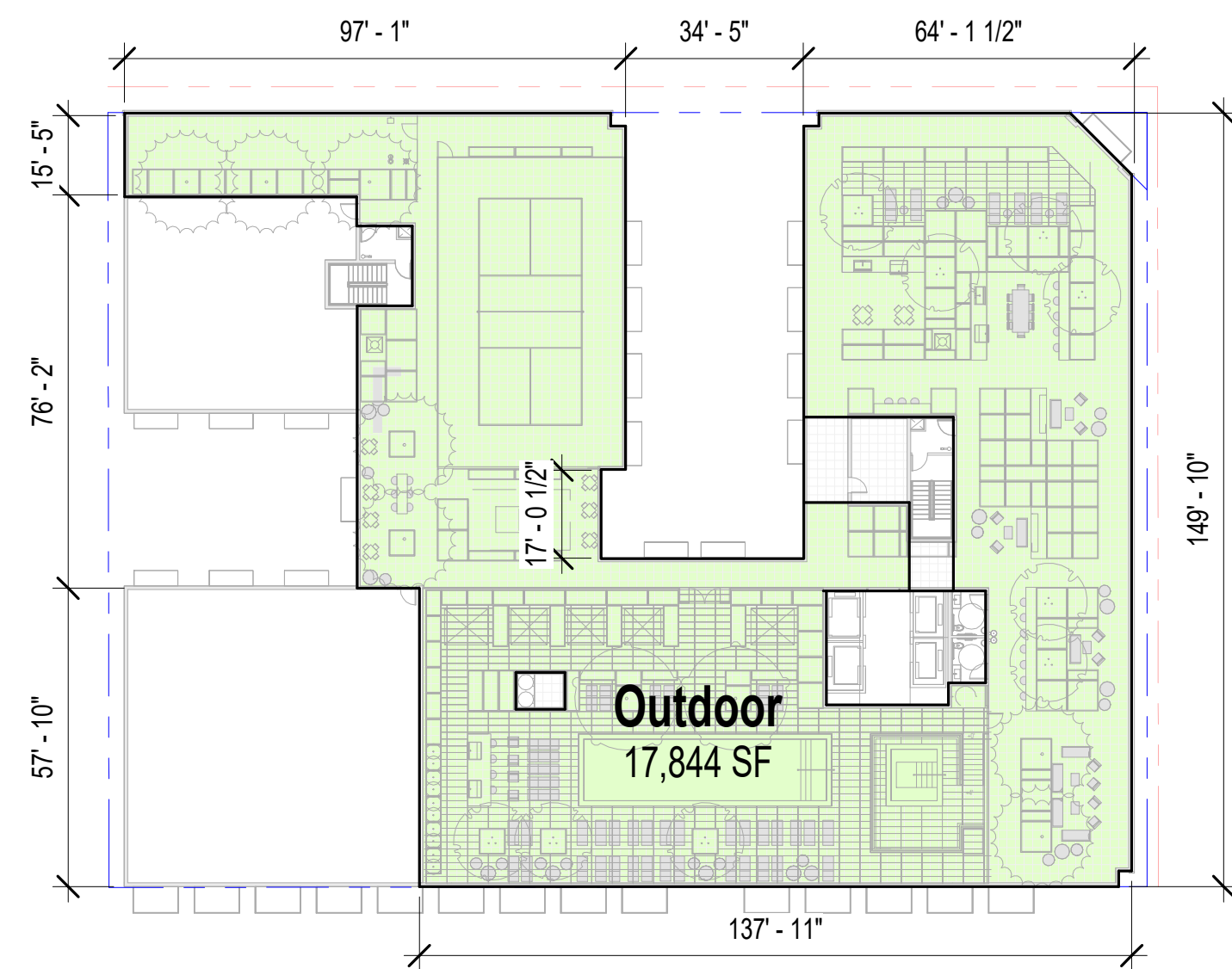


Plot Plan 1/16" = 1'-0"

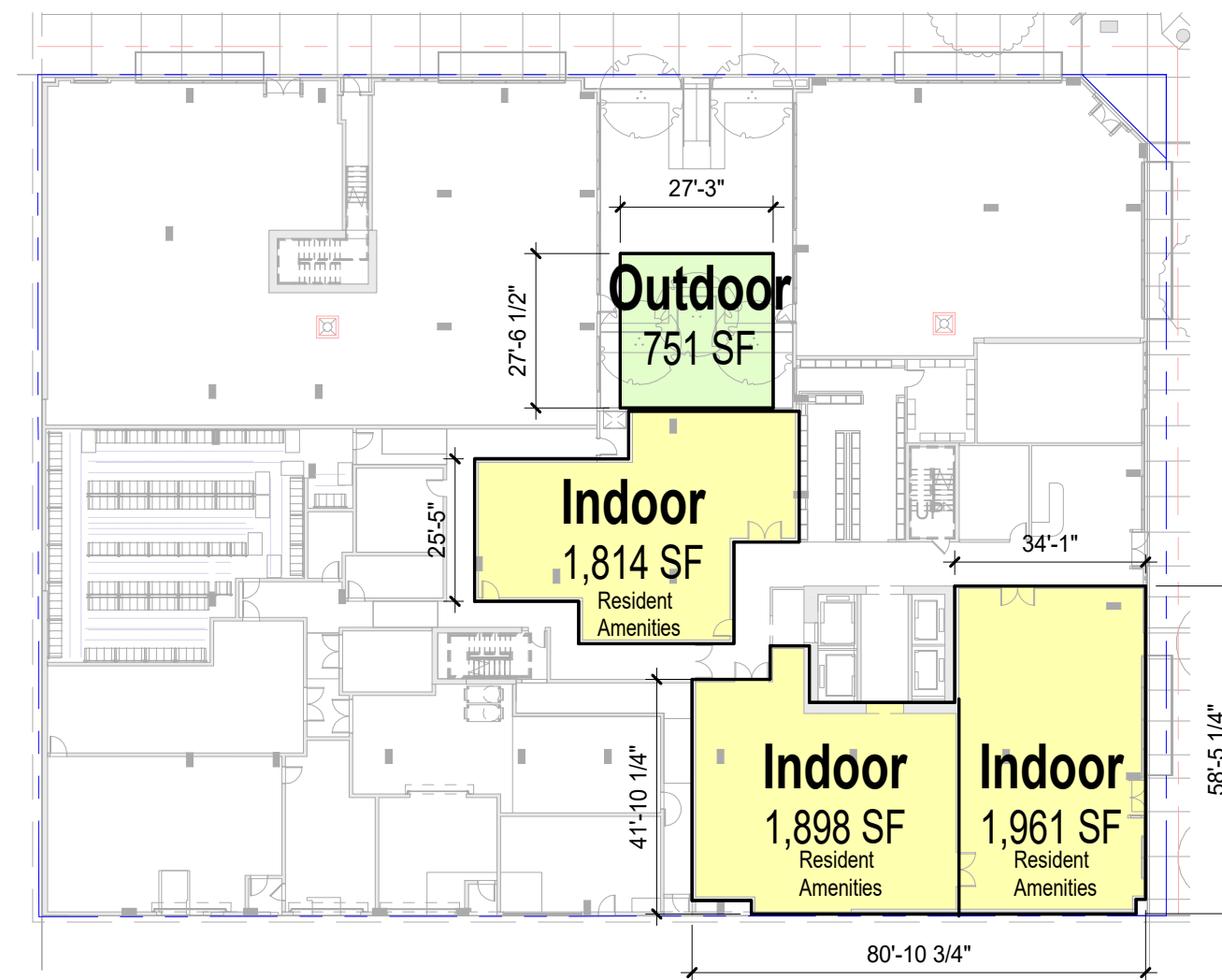
PROJECT INFORMATION & PLOT PLAN

0' | 16' | 32' | 48'





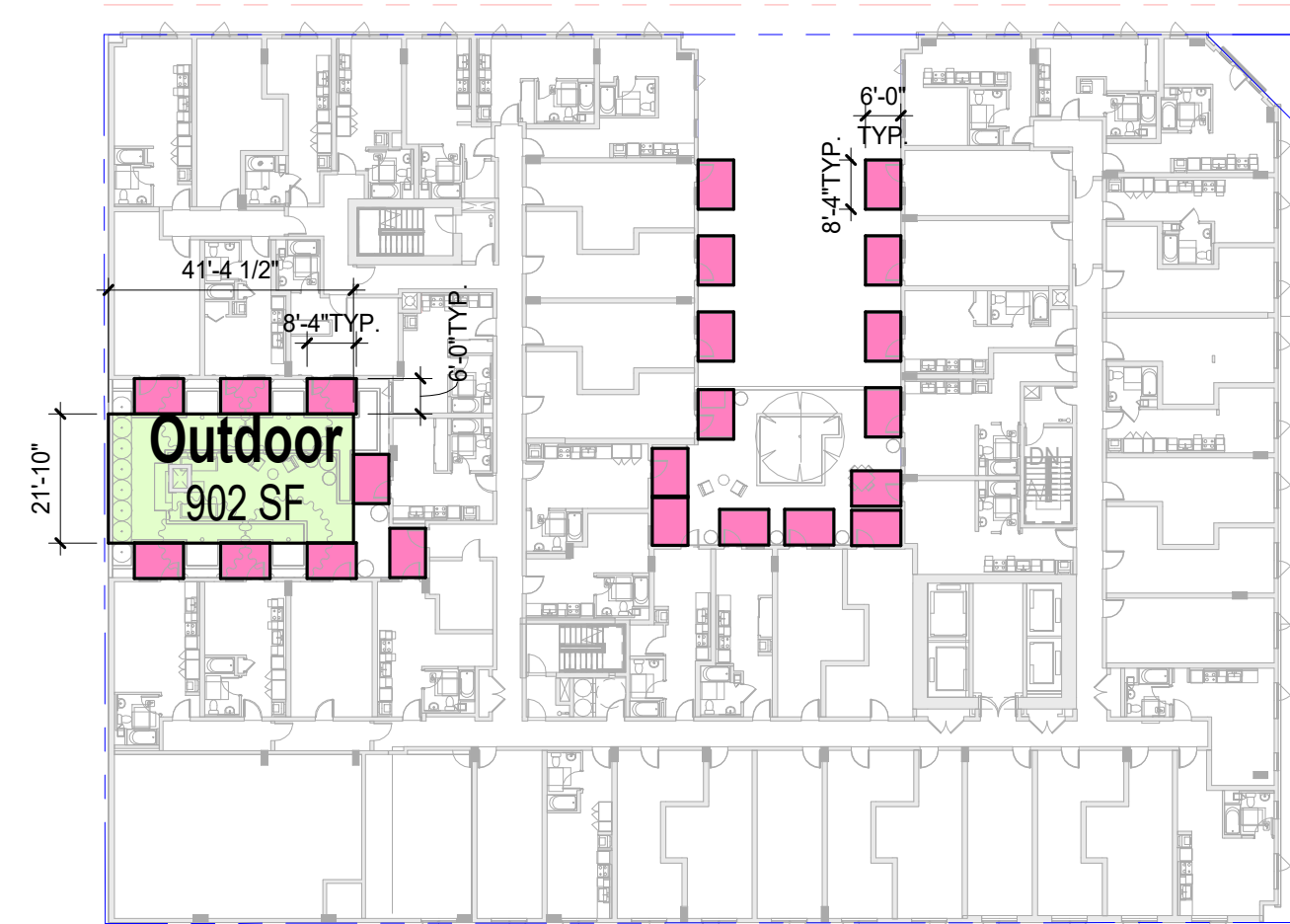
ROOF LEVEL 1/32" = 1'-0"



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



LEVELS 3 - 8 1/32" = 1'-0"



LEVEL 2 1/32" = 1'-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 & 1 bedrooms)	399 Units	39,900 sf
Total Open Space Required	399 Units	39,900 sf
20% reduction in Open Space per LAMC 12.22 A25 F6		31,920 sf
PROPOSED		
Common Outdoor OS (Roof Deck and Level 1 & 2 Courtyards)		19,498 sf
Common Indoor OS: Amenities @ 25% max. of required 7,980 sf		5,673 sf
Private Open Space (135 Balconies)		6,750 sf
Total Proposed Open Space		31,921 sf
Total Planted Area (25% of Outdoor Common Open Space)		5,176 sf

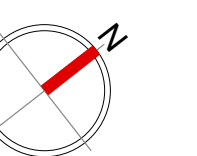
Area Schedule (Open Space)			
Level	Name	Count	Area Total
LEVEL 1	Indoor	3	5,673 SF
LEVEL 1	Outdoor	1	751 SF
LEVEL 2	Outdoor	1	902 SF
LEVEL 2	POS	22	1,098 SF
LEVEL 3	POS	19	950 SF
LEVEL 4	POS	19	950 SF
LEVEL 5	POS	19	950 SF
LEVEL 6	POS	19	950 SF
LEVEL 7	POS	19	950 SF
LEVEL 8	POS	19	950 SF
ROOF LEVEL	Outdoor	1	17,844 SF
			31,968 SF

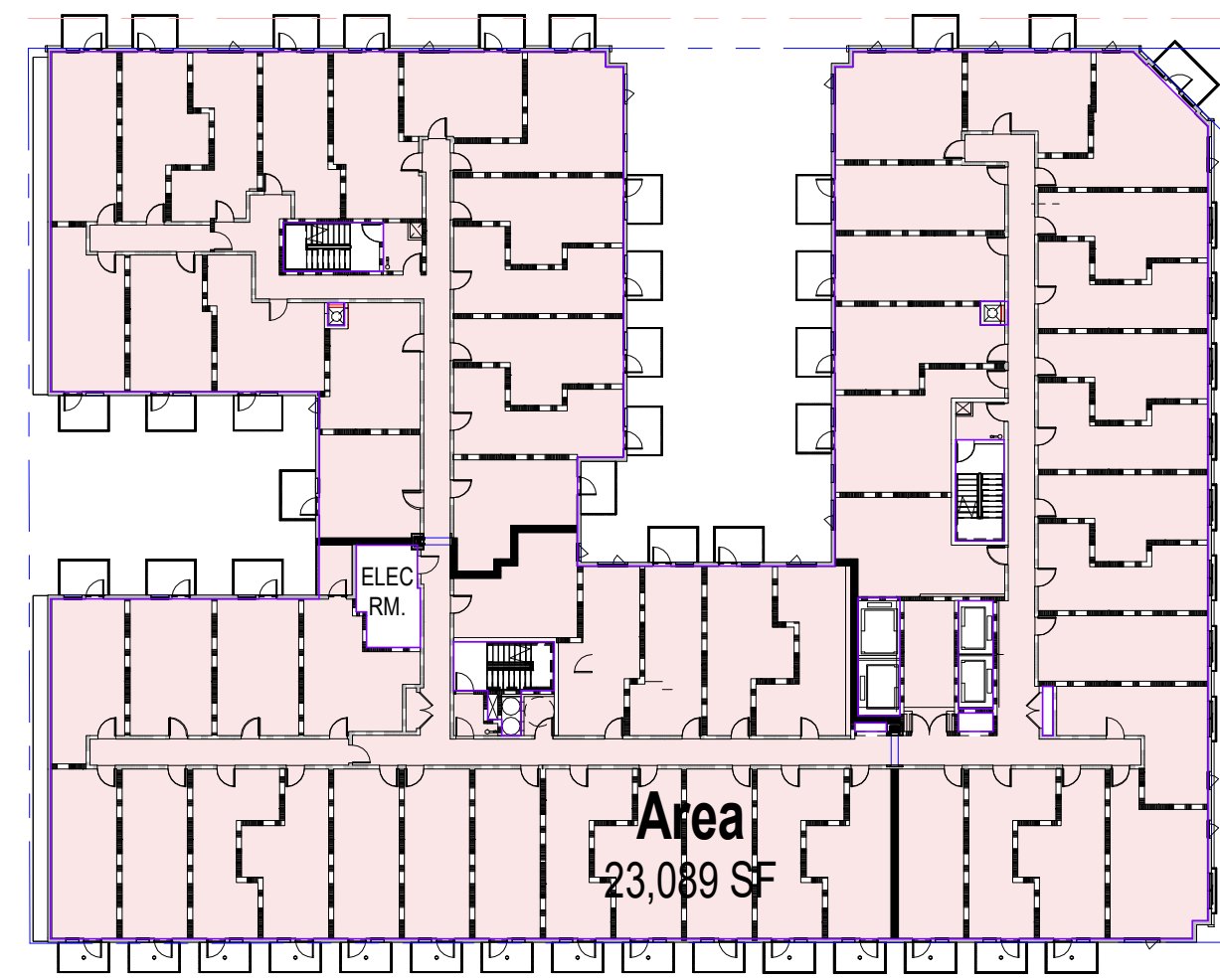
Area Schedule (Open Space) Breakdown		
Name	Count	Area Total
Indoor	3	5,673 SF
Outdoor	3	19,497 SF
POS	136	6,798 SF
		31,968 SF

OPEN SPACE LEGEND

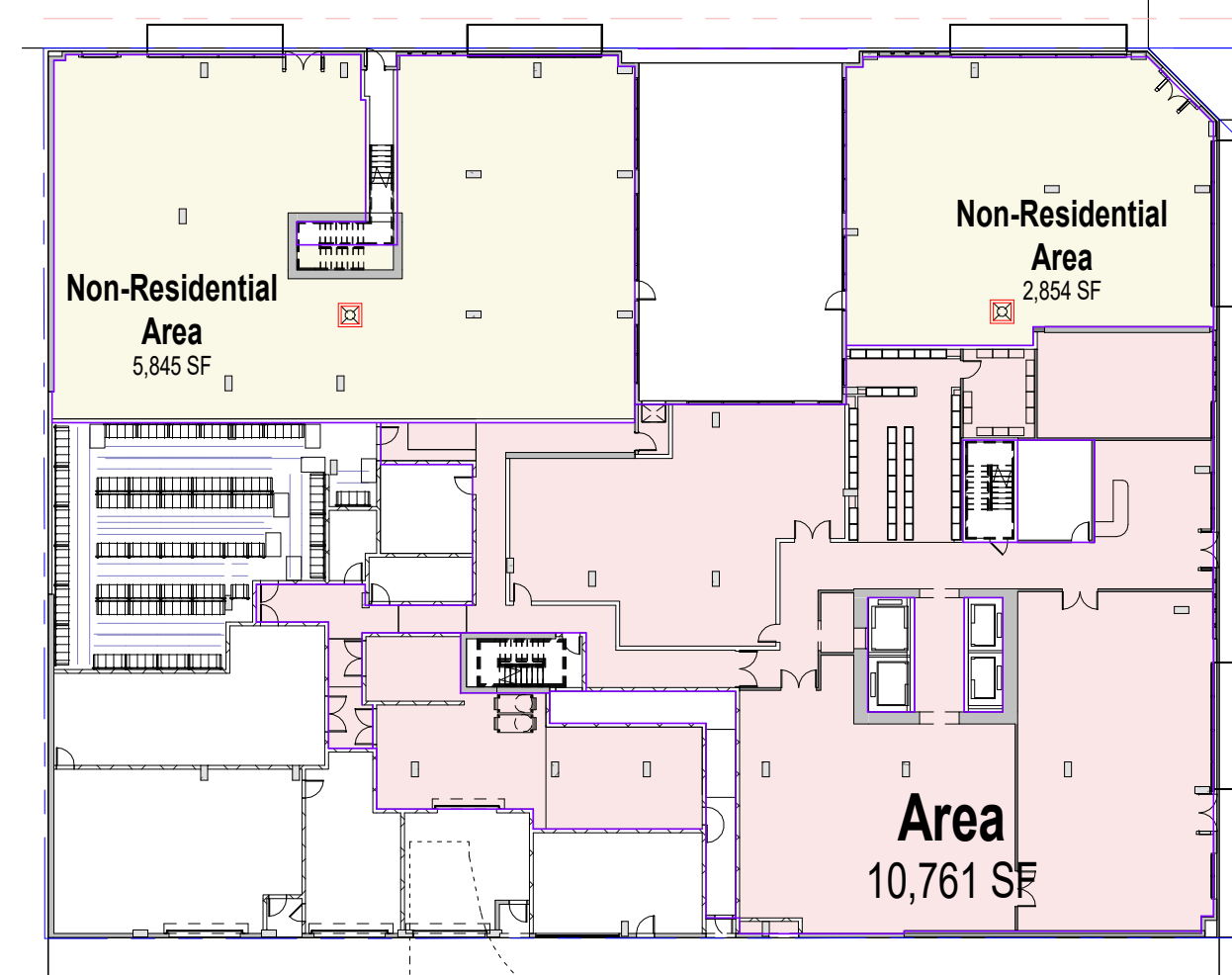
- COMMON OUTDOOR OPEN SPACE (OPEN TO THE SKY)
- COMMON INDOOR OPEN SPACE
- PRIVATE OPEN SPACE

AREA ANALYSIS - OPEN SPACE

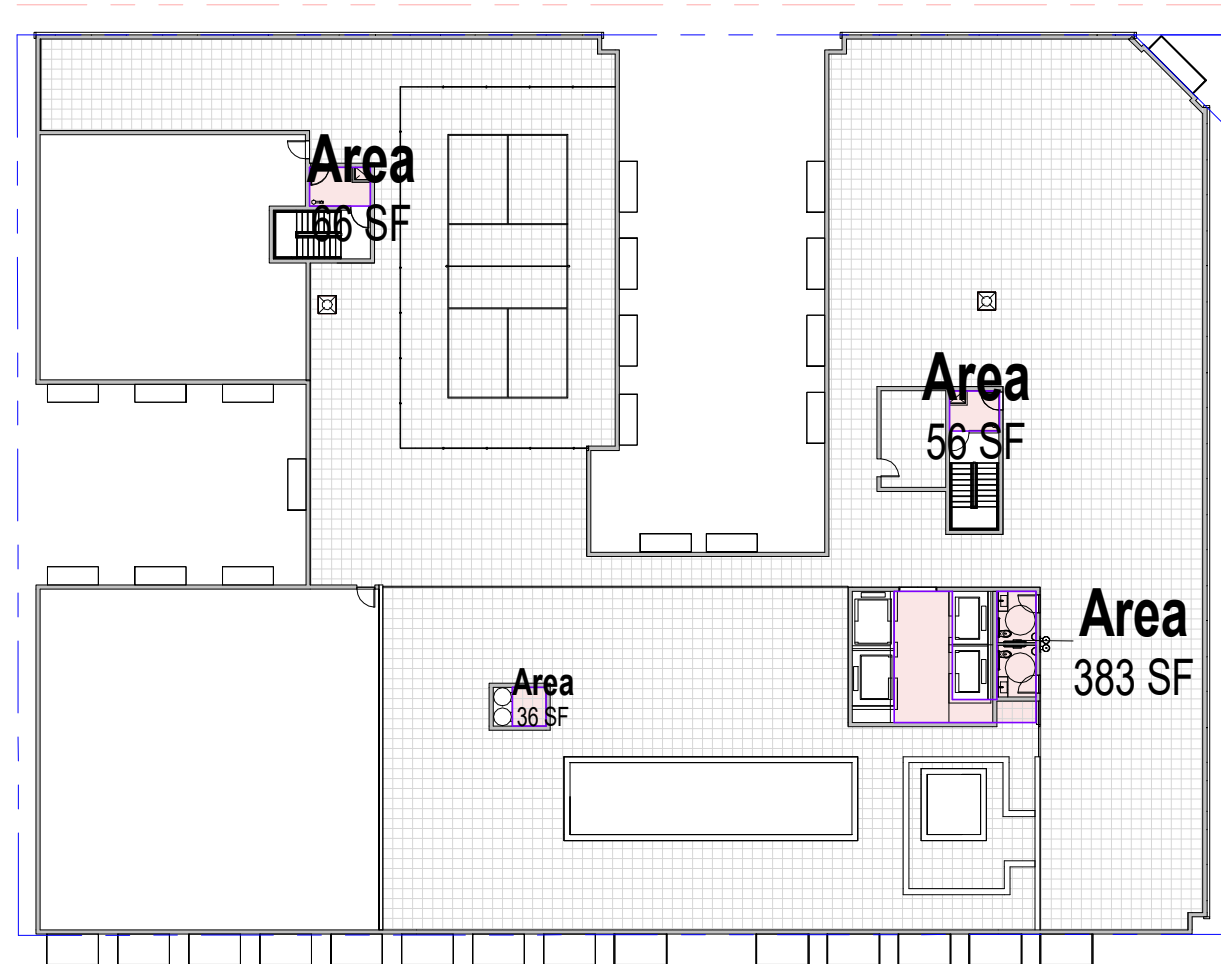




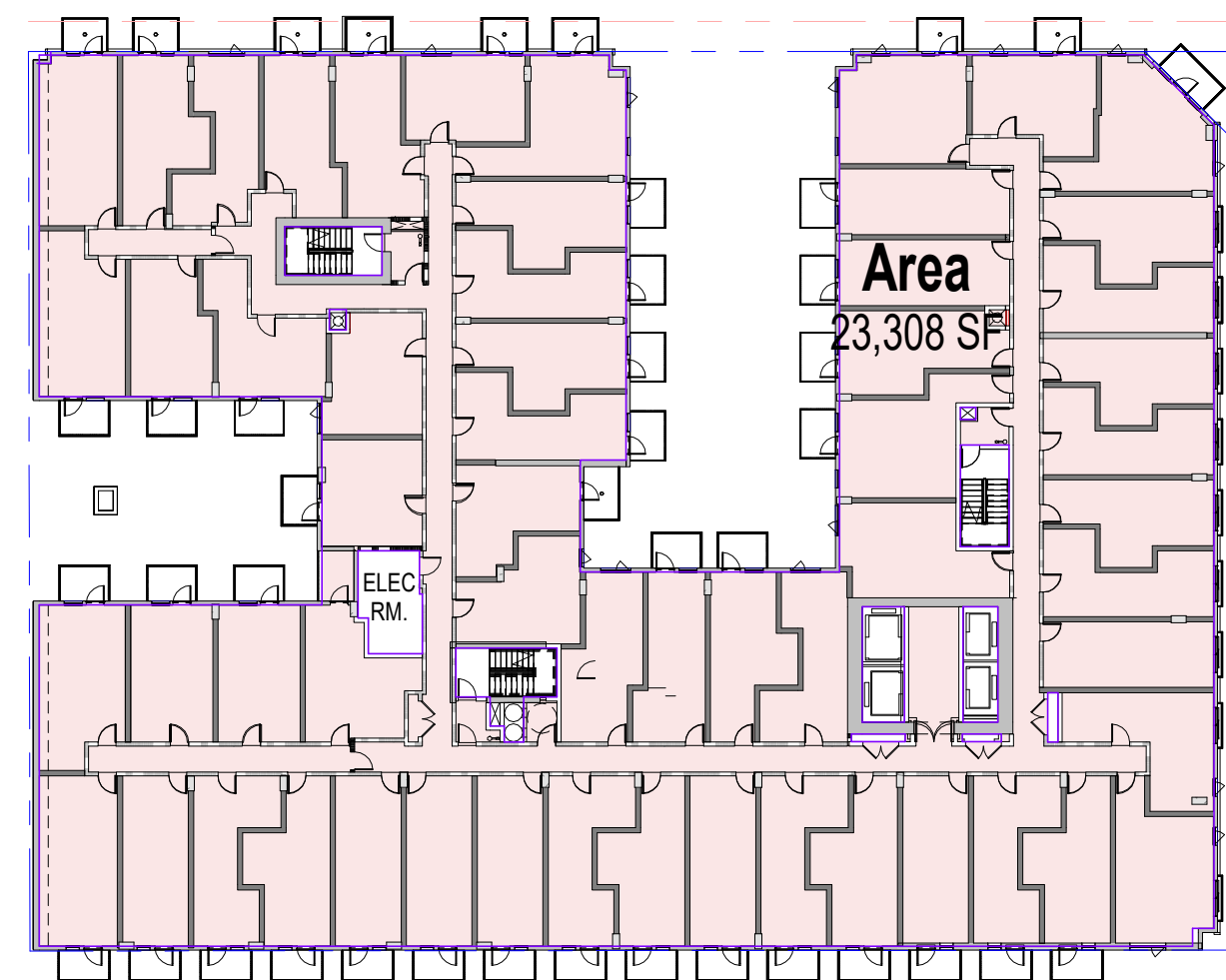
Level 4 - 8 1/32" = 1'-0"



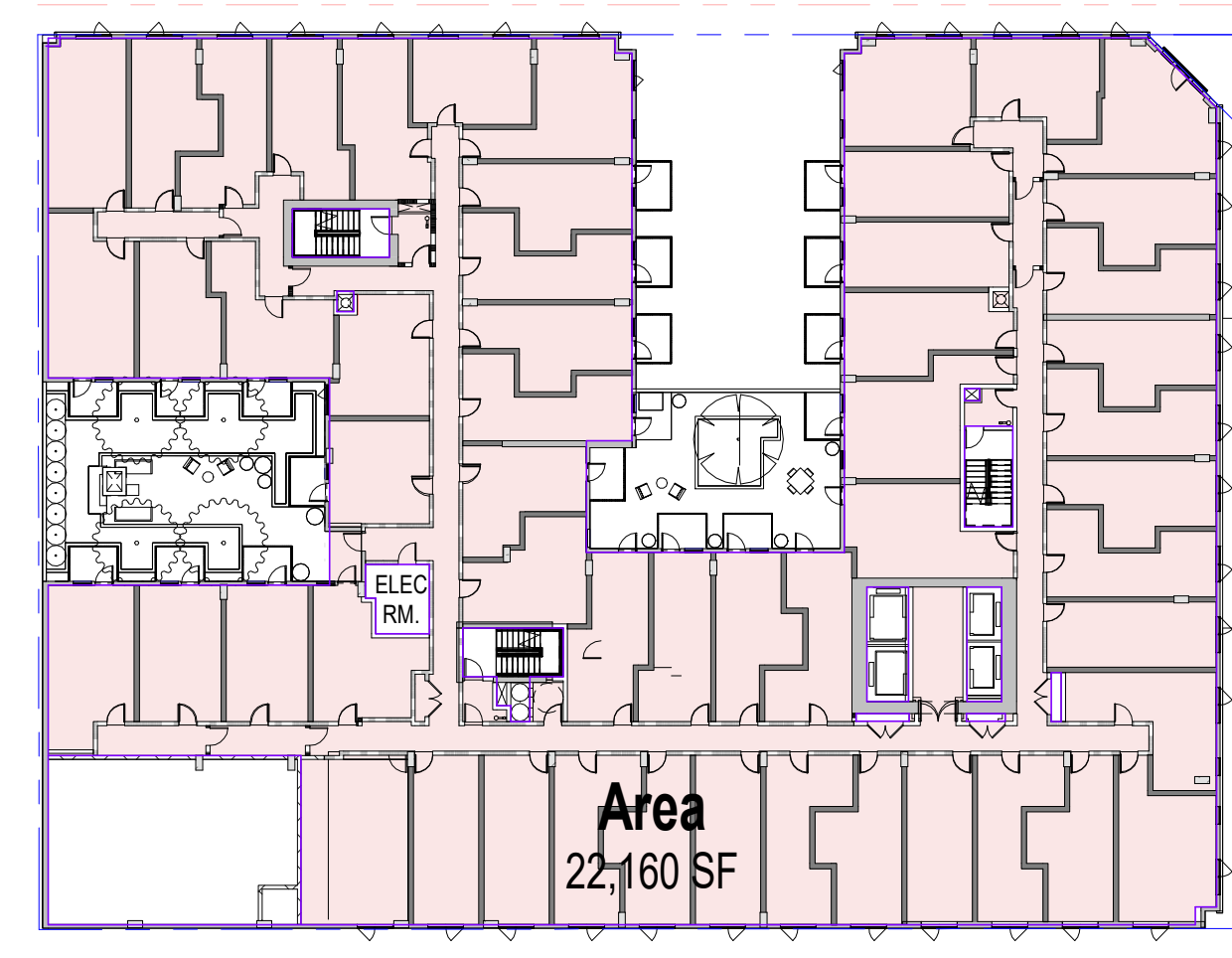
LEVEL 1 1/32" = 1'-0"



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



LEVEL 3 1/32" = 1'-0"



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

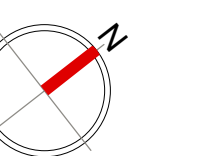
FLOOR AREA (FAR)

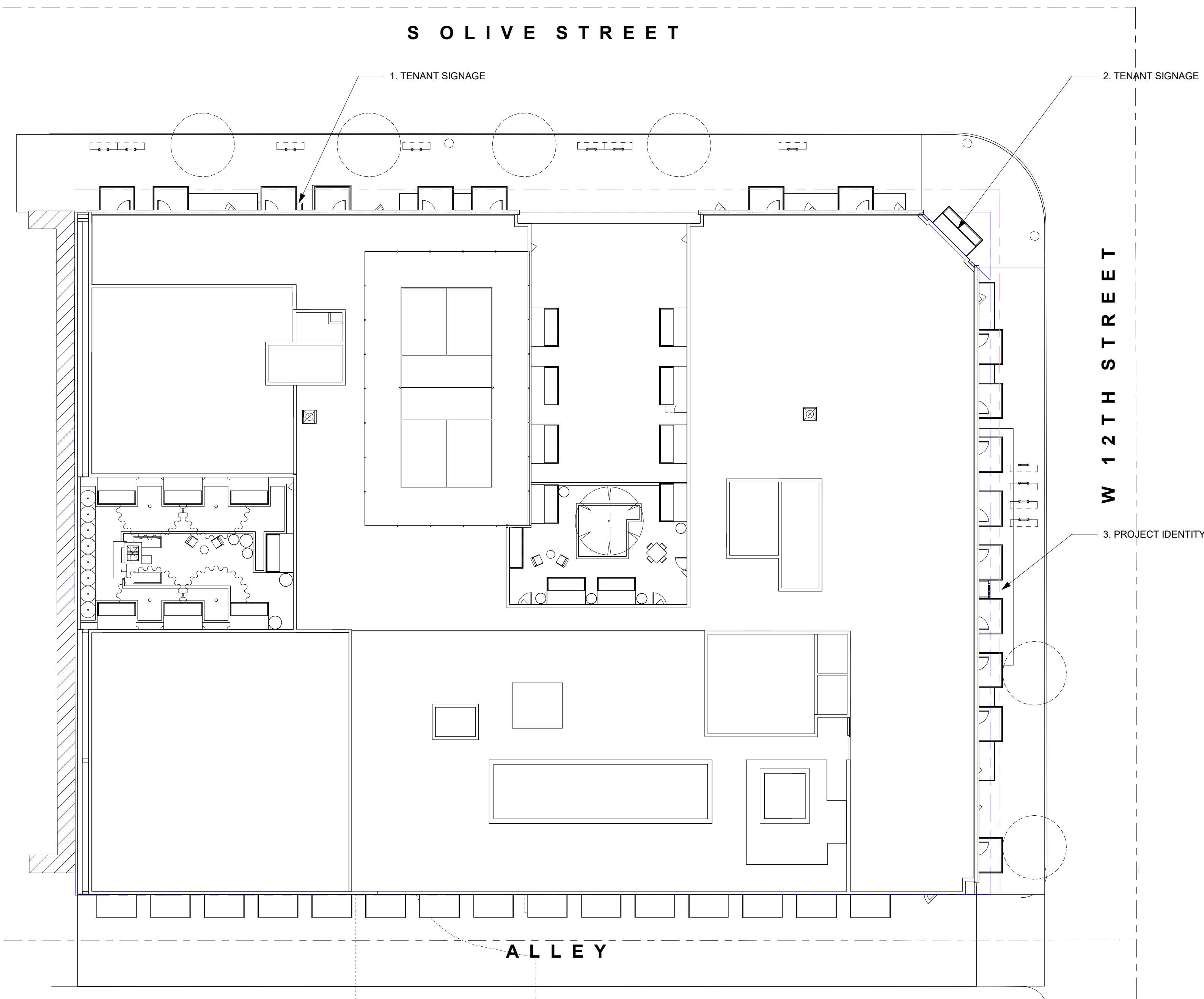
Allowable Base Floor Area 30,025 sf x 6.0 =	180,150 sf (6.00 FAR Base)
Total Proposed Floor Area	180,150 sf (6.00 FAR)
Residential	171,451 sf
Restaurant	8,699 sf

Area Schedule (FAR)	
Level	Area
LEVEL 1	19,460 SF
LEVEL 2	22,160 SF
LEVEL 3	23,308 SF
LEVEL 4	23,089 SF
LEVEL 5	23,089 SF
LEVEL 6	23,089 SF
LEVEL 7	23,089 SF
LEVEL 8	22,326 SF
ROOF LEVEL	540 SF
Total Area Proposed	180,150 SF

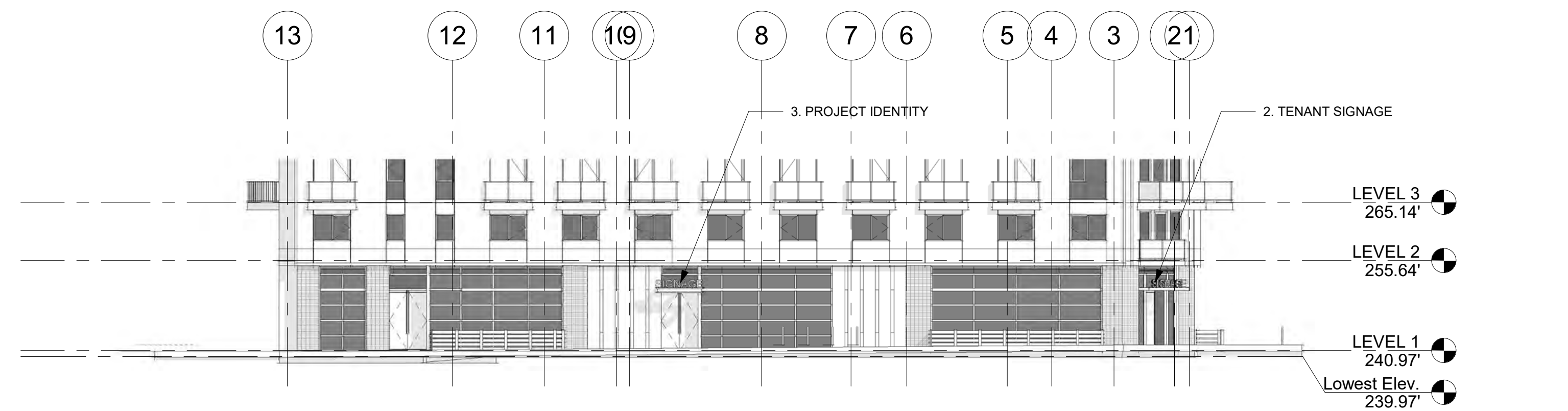
Area Schedule (FAR) Summary	
Name	Area
Area	171,451 SF
Non-Residential Area	8,699 SF
Total Area Proposed	180,150 SF

AREA ANALYSIS - FAR





① MASTER SIGN PLAN
1/16" = 1'-0"



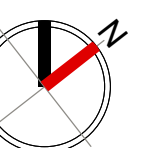
③ SIGNAGE - 12TH ST.
1/16" = 1'-0"

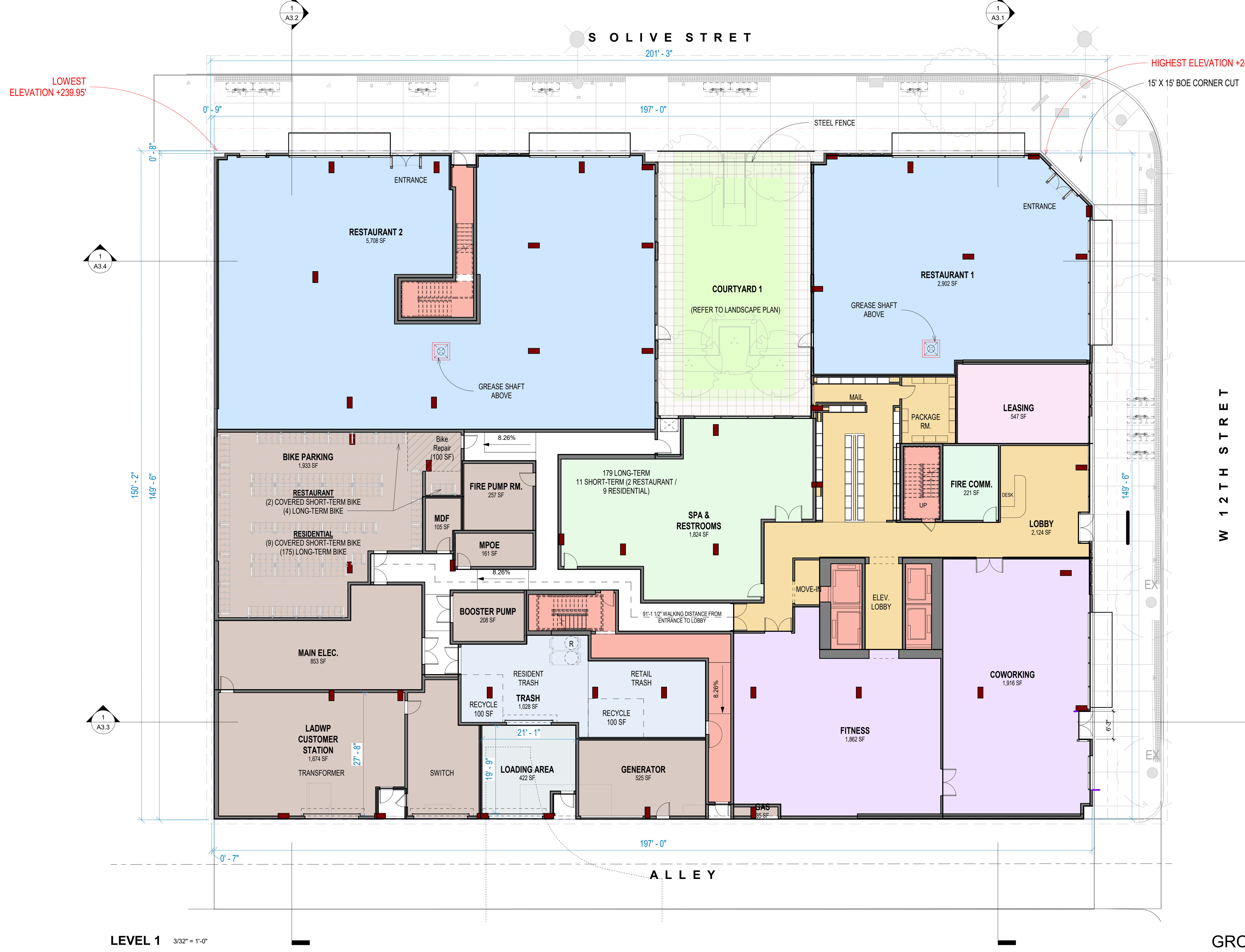


② SIGNAGE - OLIVE ST.
1/16" = 1'-0"

CONCEPT SIGNAGE PLAN

0' | 16' | 32' | 48'





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 41 galvanized steel channel. Crossbeams are 2" x 2" x 2" 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

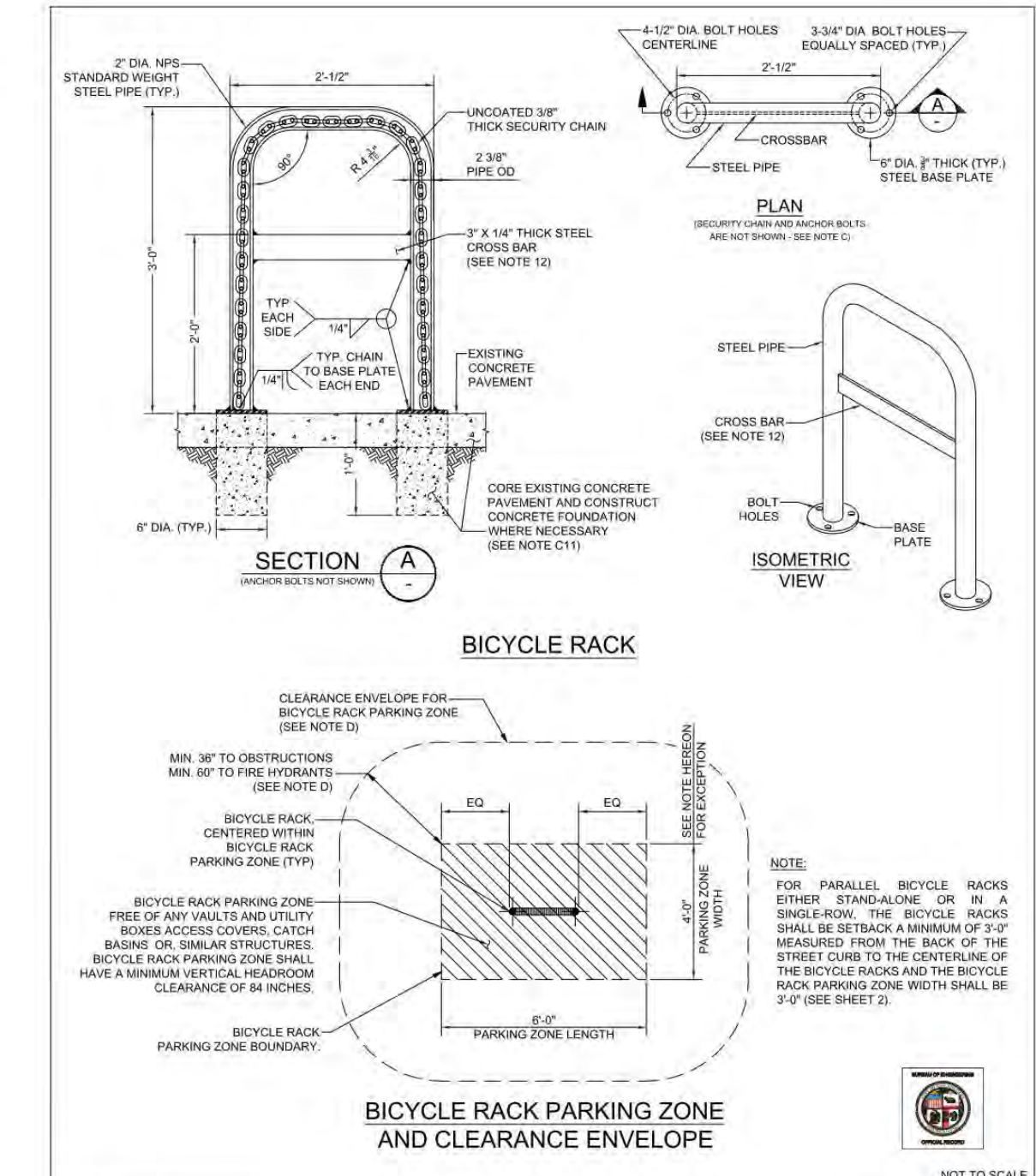
- Floor Mount**
 Ultra Space Saver Squared have steel channel level (20" for single sided and 36" for double sided units) which must be anchored to the floor.
- Wall Mount**
 A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on masonry without additional support.
- Include optional wheel stops**

WHEEL STOPS

Optional wheel stops are available for an additional cost.

As a general guideline, this space can fit approximately 60 bicycles.
 The Ultra Space Saver Squared park one bike every 15" with a typical bike extending out 40" from the wall.

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BUREAU OF ENGINEERING DEPARTMENT OF PUBLIC WORKS CITY OF LOS ANGELES

BICYCLE RACK STANDARD PLAN S-671-1

PREPARED MATTIAS FARIAN BUREAU OF ENGINEERING	SUBMITTED [Signature]	APPROVED [Signature]	SUPERSEDES S-671-0	REFERENCES S-470
CHECKED SUZUKI MASABUMI BUREAU OF ENGINEERING	DESIGNED EDUARDO GARRIBAYDO, S.E. PAUL H. CHAN, P.E. CITY OF LOS ANGELES DEPARTMENT OF TRANSPORTATION/LADOT	DESIGNED BY THE ARCHITECT GARY LEE MOORE, P.E. DEPUTY CITY ENGINEER	DATE 06/17/2019	VAULT INDEX NUMBER B-4783

NOT TO SCALE

LEVEL 1 3/32" = 1'-0"

GROUND LEVEL





Unit Count Schedule (per Type) Summary

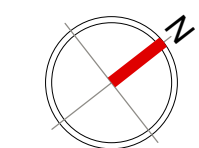
Comments	Count
MICRO STUDIO	352
STUDIO	47
Grand total:	399

Unit Count Schedule (per Type)-

Comments	Type	Count
MICRO STUDIO	M1	63
MICRO STUDIO	M1.1	7
MICRO STUDIO	M1.2	4
MICRO STUDIO	M2	70
MICRO STUDIO	M2.1	4
MICRO STUDIO	M3	68
MICRO STUDIO	M3.1	4
MICRO STUDIO	M3.2	2
MICRO STUDIO	M4	5
MICRO STUDIO	M4.1	2
MICRO STUDIO	M5	5
MICRO STUDIO	M5.1	2
MICRO STUDIO	M6	5
MICRO STUDIO	M6.1	2
MICRO STUDIO	M7	14
MICRO STUDIO	M7.1	5
MICRO STUDIO	M7.2	2
MICRO STUDIO	M8	7
MICRO STUDIO	M9	7
MICRO STUDIO	M10	10
MICRO STUDIO	M10.1	4
MICRO STUDIO	M11	7
MICRO STUDIO	M12	7
MICRO STUDIO	M13	7
MICRO STUDIO	M14	5
MICRO STUDIO	M14.1	2
MICRO STUDIO	M15	7
MICRO STUDIO	M16	7
MICRO STUDIO	M17	7
MICRO STUDIO	M18	2
MICRO STUDIO	M19	5
MICRO STUDIO	M19.1	2
STUDIO	S1	7
STUDIO	S2	7
STUDIO	S3	7
STUDIO	S4	7
STUDIO	S6	7
STUDIO	S7	7
STUDIO	S8	4
MICRO STUDIO	S8.1	2
STUDIO	S8.2	1
Grand total:		399

LEVEL 2 3/32" = 1'-0"

LEVEL 2 (PODIUM)





Unit Count Schedule (per Type) Summary	
Comments	Count
MICRO STUDIO	352
STUDIO	47
Grand total:	399

Unit Count Schedule (per Type)-		
Comments	Type	Count
MICRO STUDIO	M1	63
MICRO STUDIO	M1.1	7
MICRO STUDIO	M1.2	4
MICRO STUDIO	M2	70
MICRO STUDIO	M2.1	4
MICRO STUDIO	M3	68
MICRO STUDIO	M3.1	4
MICRO STUDIO	M3.2	2
MICRO STUDIO	M4	5
MICRO STUDIO	M4.1	2
MICRO STUDIO	M5	5
MICRO STUDIO	M5.1	2
MICRO STUDIO	M6	5
MICRO STUDIO	M6.1	2
MICRO STUDIO	M7	14
MICRO STUDIO	M7.1	5
MICRO STUDIO	M7.2	2
MICRO STUDIO	M8	7
MICRO STUDIO	M9	7
MICRO STUDIO	M10	10
MICRO STUDIO	M10.1	4
MICRO STUDIO	M11	7
MICRO STUDIO	M12	7
MICRO STUDIO	M13	7
MICRO STUDIO	M14	5
MICRO STUDIO	M14.1	2
MICRO STUDIO	M15	7
MICRO STUDIO	M16	7
MICRO STUDIO	M17	7
MICRO STUDIO	M18	2
MICRO STUDIO	M19	5
MICRO STUDIO	M19.1	2
STUDIO	S1	7
STUDIO	S2	7
STUDIO	S3	7
STUDIO	S4	7
STUDIO	S6	7
STUDIO	S7	7
STUDIO	S8	4
MICRO STUDIO	S8.1	2
STUDIO	S8.2	1
Grand total:	399	399

LEVEL 3 3/32" = 1'-0"

LEVEL 3
0' 8' 16' 32'



Unit Count Schedule (per Type) Summary	
Comments	Count
MICRO STUDIO	352
STUDIO	47
	399

Unit Count Schedule (per Type)-		
Comments	Type	Count

MICRO STUDIO	M1	63
MICRO STUDIO	M1.1	7
MICRO STUDIO	M1.2	4
MICRO STUDIO	M2	70
MICRO STUDIO	M2.1	4
MICRO STUDIO	M3	68
MICRO STUDIO	M3.1	4
MICRO STUDIO	M3.2	2
MICRO STUDIO	M4	5
MICRO STUDIO	M4.1	2
MICRO STUDIO	M5	5
MICRO STUDIO	M5.1	2
MICRO STUDIO	M6	5
MICRO STUDIO	M6.1	2
MICRO STUDIO	M7	14
MICRO STUDIO	M7.1	5
MICRO STUDIO	M7.2	2
MICRO STUDIO	M8	7
MICRO STUDIO	M9	7
MICRO STUDIO	M10	10
MICRO STUDIO	M10.1	4
MICRO STUDIO	M11	7
MICRO STUDIO	M12	7
MICRO STUDIO	M13	7
MICRO STUDIO	M14	5
MICRO STUDIO	M14.1	2
MICRO STUDIO	M15	7
MICRO STUDIO	M16	7
MICRO STUDIO	M17	7
MICRO STUDIO	M18	2
MICRO STUDIO	M19	5
MICRO STUDIO	M19.1	2
STUDIO	S1	7
STUDIO	S2	7
STUDIO	S3	7
STUDIO	S4	7
STUDIO	S6	7
STUDIO	S7	7
STUDIO	S8	4
MICRO STUDIO	S8.1	2
STUDIO	S8.2	1
Grand total:	399	399

LEVELS 4 - 7 3/32" = 1'-0"

LEVELS 4 TO 7

0' 8' 16' 32'



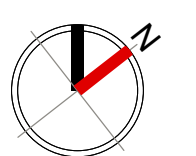
Unit Count Schedule (per Type) Summary	
Comments	Count
MICRO STUDIO	352
STUDIO	47
Grand total:	399

Unit Count Schedule (per Type)-		
Comments	Type	Count
MICRO STUDIO	M1	63
MICRO STUDIO	M1.1	7
MICRO STUDIO	M1.2	4
MICRO STUDIO	M2	70
MICRO STUDIO	M2.1	4
MICRO STUDIO	M3	68
MICRO STUDIO	M3.1	4
MICRO STUDIO	M3.2	2
MICRO STUDIO	M4	5
MICRO STUDIO	M4.1	2
MICRO STUDIO	M5	5
MICRO STUDIO	M5.1	2
MICRO STUDIO	M6	5
MICRO STUDIO	M6.1	2
MICRO STUDIO	M7	14
MICRO STUDIO	M7.1	5
MICRO STUDIO	M7.2	2
MICRO STUDIO	M8	7
MICRO STUDIO	M9	7
MICRO STUDIO	M10	10
MICRO STUDIO	M10.1	4
MICRO STUDIO	M11	7
MICRO STUDIO	M12	7
MICRO STUDIO	M13	7
MICRO STUDIO	M14	5
MICRO STUDIO	M14.1	2
MICRO STUDIO	M15	7
MICRO STUDIO	M16	7
MICRO STUDIO	M17	7
MICRO STUDIO	M18	2
MICRO STUDIO	M19	5
MICRO STUDIO	M19.1	2
STUDIO	S1	7
STUDIO	S2	7
STUDIO	S3	7
STUDIO	S4	7
STUDIO	S6	7
STUDIO	S7	7
STUDIO	S8	4
MICRO STUDIO	S8.1	2
STUDIO	S8.2	1
Grand total:		399

LEVEL 8 3/32" = 1'-0"

LEVEL 8

0' 8' 16' 32'

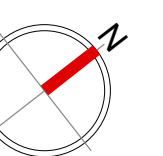


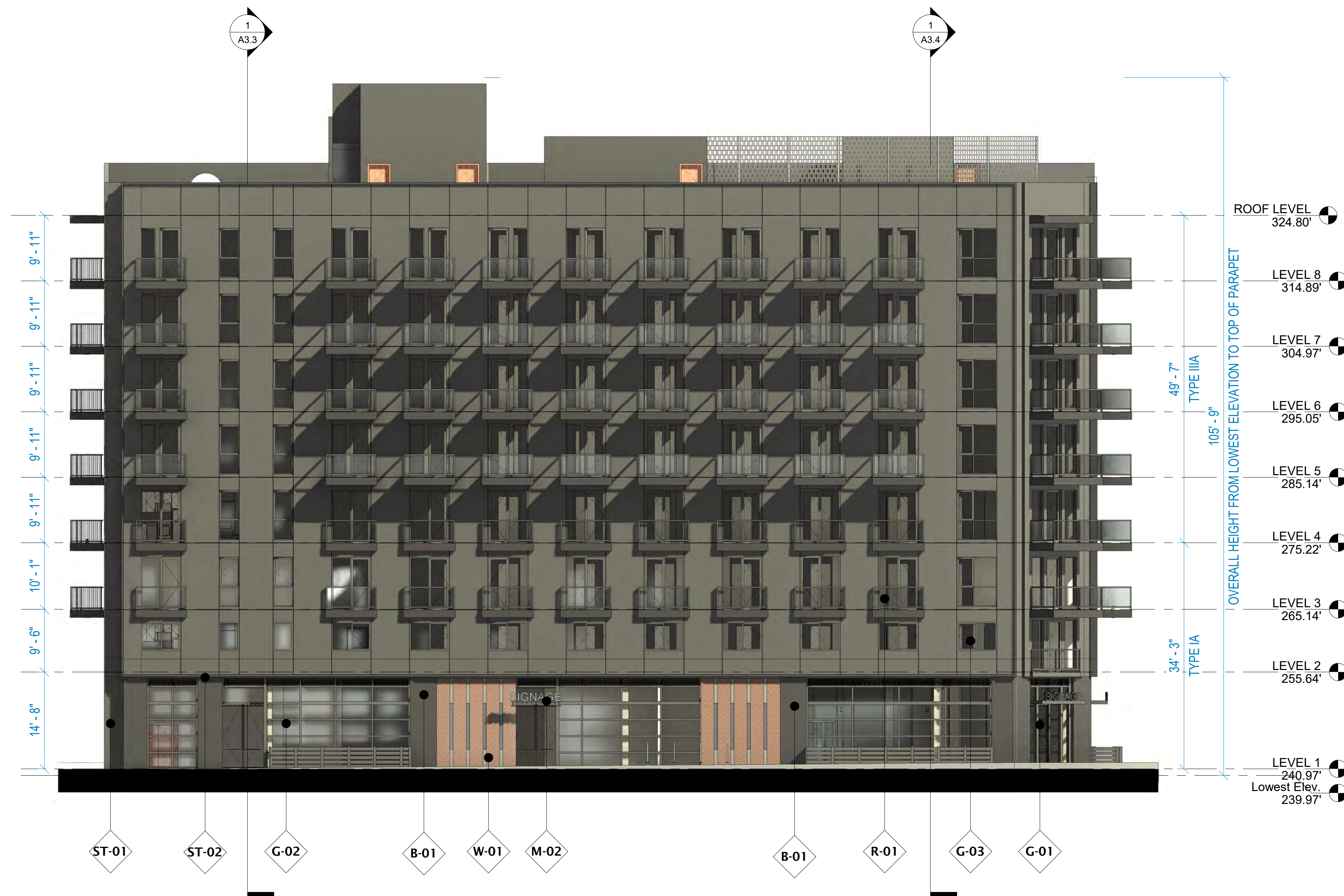


ROOF LEVEL 3/32" = 1'-0"

LEVEL ROOF





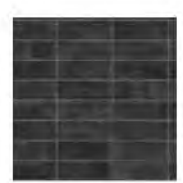





0' 8' 16' 32'





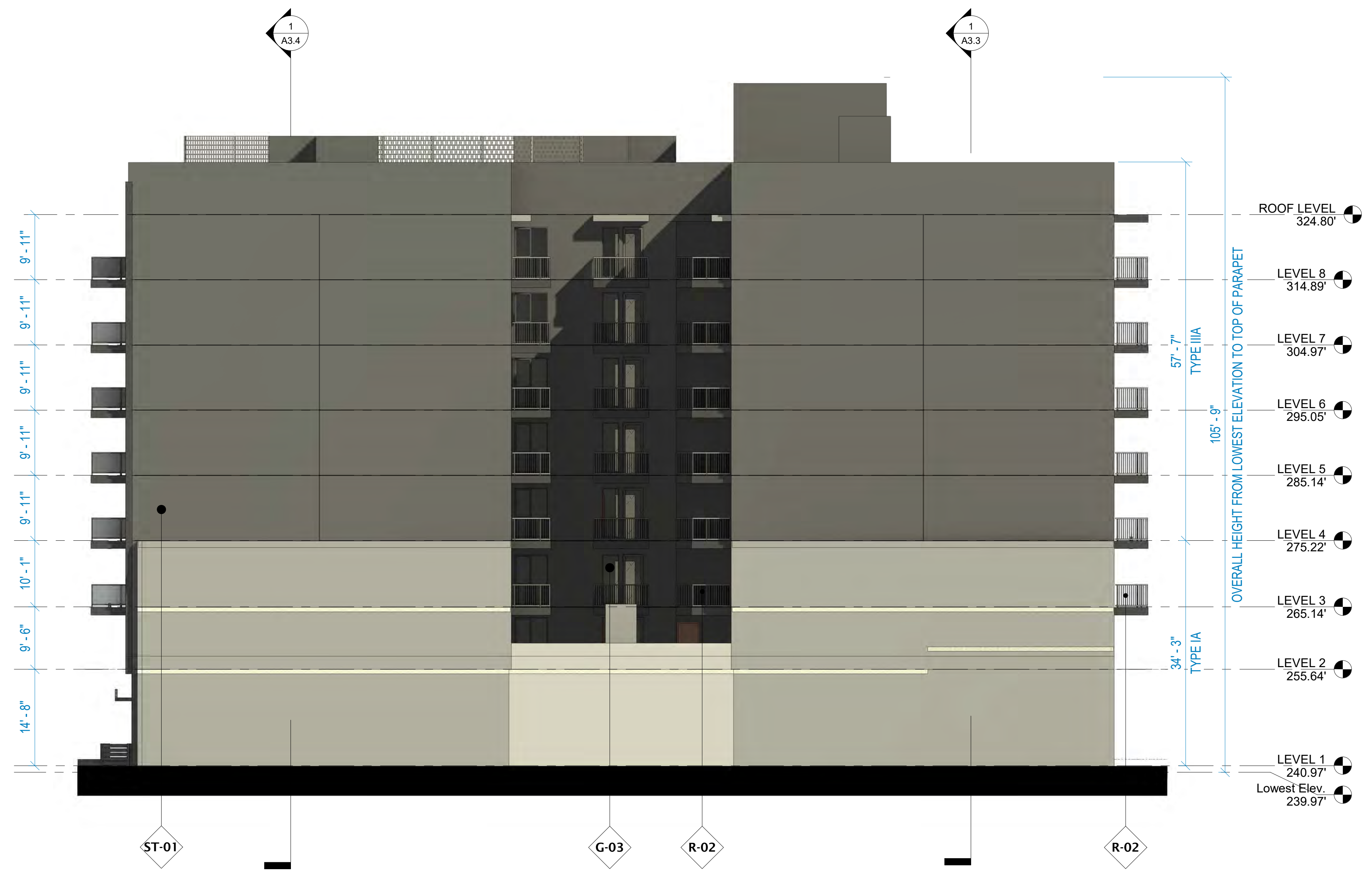
NORTH ELEVATION 3/32" = 1'-0"

MATERIAL LEGEND

-  B-01 STACKED BRICK, DARK BLACK
-  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 / MUNTINS COLOR BLACK
-  ST-01 20/30 STUCCO, INTEGRAL COLOR BLACK
-  M-01 METAL CHANNEL SURROUND, COLOR BLACK
-  M-02 METAL CANOPY - BLACK
-  W-01 WOOD PANEL ACCENT WALL
-  R-01 CLEAR GLASS GUARDRAIL
-  R-02 METAL PICKET GUARDRAIL - BLACK





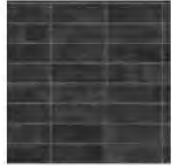





ELEVATION - NORTH





SOUTH ELEVATION 3/32" = 1'-0"

MATERIAL LEGEND

-  **B-01** STACKED BRICK, DARK BLACK
-  **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 / MUNTINS COLOR BLACK
-  **ST-01** 20/30 STUCCO, INTEGRAL COLOR BLACK
-  **M-01** METAL CHANNEL SURROUND, COLOR BLACK
-  **M-02** METAL CANOPY - BLACK
-  **W-01** WOOD PANEL ACCENT WALL
-  **R-01** CLEAR GLASS GUARDRAIL
-  **R-02** METAL PICKET GUARDRAIL - BLACK





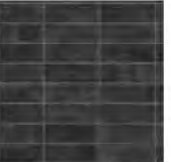





ELEVATION - SOUTH

0' 8' 16' 32'



EAST ELEVATION 3/32" = 1'-0"

MATERIAL LEGEND

-  **B-01** STACKED BRICK, DARK BLACK
-  **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 / MUNTINS COLOR BLACK
-  **ST-01** 20/30 STUCCO, INTEGRAL COLOR BLACK
-  **M-01** METAL CHANNEL SURROUND, COLOR BLACK
-  **M-02** METAL CANOPY - BLACK
-  **W-01** WOOD PANEL ACCENT WALL
-  **R-01** CLEAR GLASS GUARDRAIL
-  **R-02** METAL PICKET GUARDRAIL - BLACK


ELEVATION - EAST








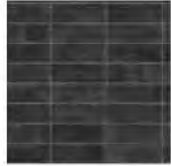
WEST ELEVATION 3/32" = 1'-0"


MATERIAL LEGEND


-  **B-01** STACKED BRICK, DARK BLACK



 **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 / MUNTINS COLOR BLACK
-  **ST-01** 20/30 STUCCO, INTEGRAL COLOR BLACK

 **M-01** METAL CHANNEL SURROUND, COLOR BLACK

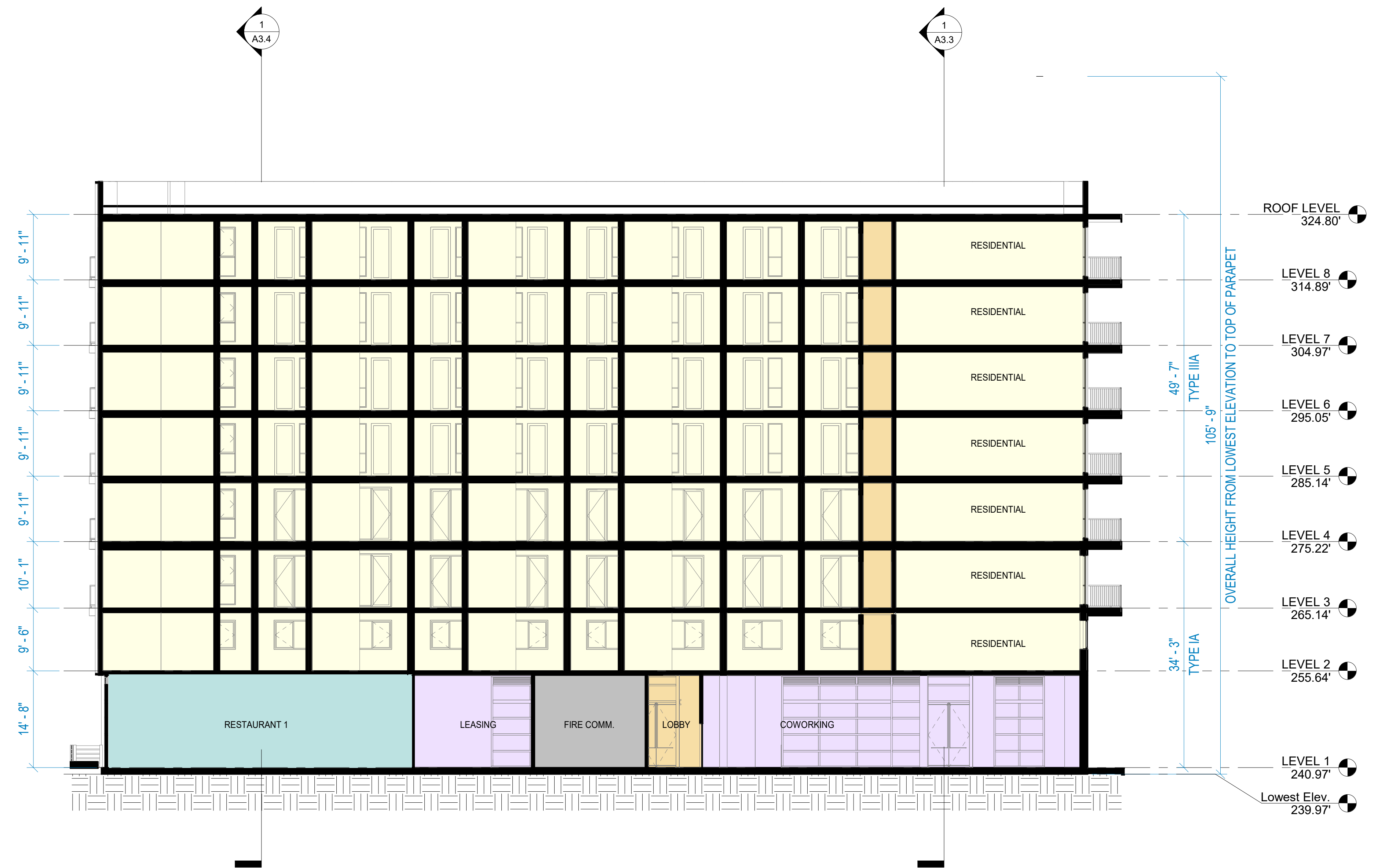
 **M-02** METAL CANOPY - BLACK

 **W-01** WOOD PANEL ACCENT WALL
-  **R-01** CLEAR GLASS GUARDRAIL

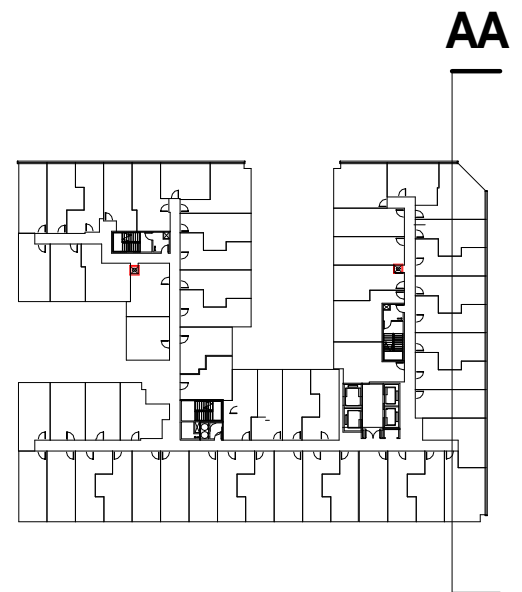
 **R-02** METAL PICKET GUARDRAIL - BLACK

ELEVATIONS - WEST

0' 8' 16' 32'

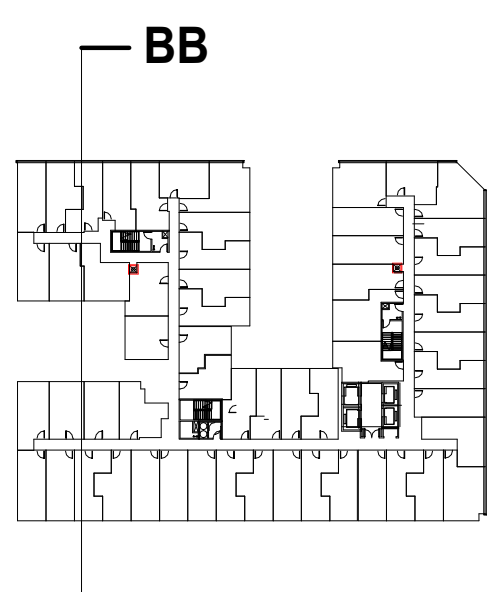
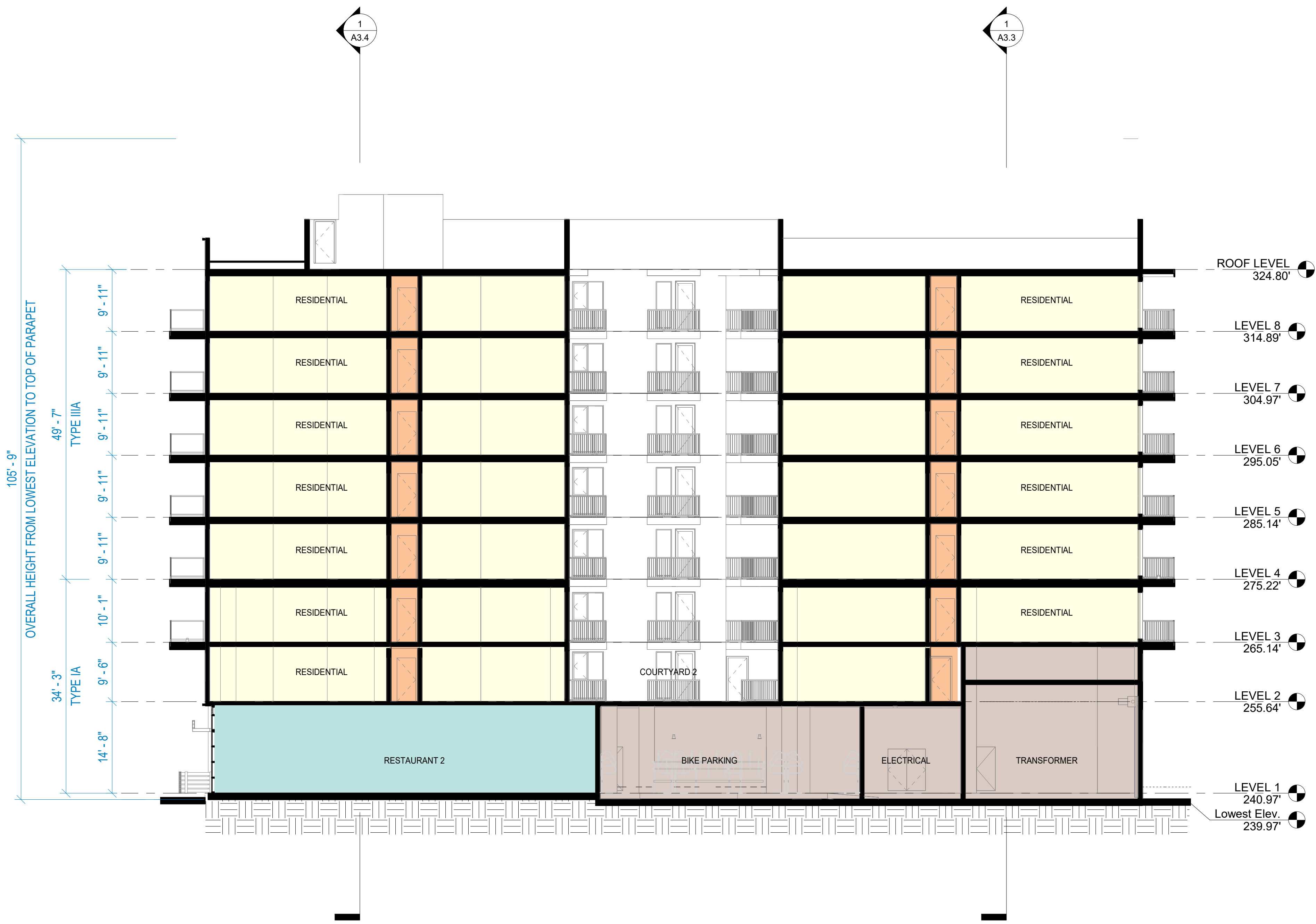


Section AA 3/32" = 1'-0"

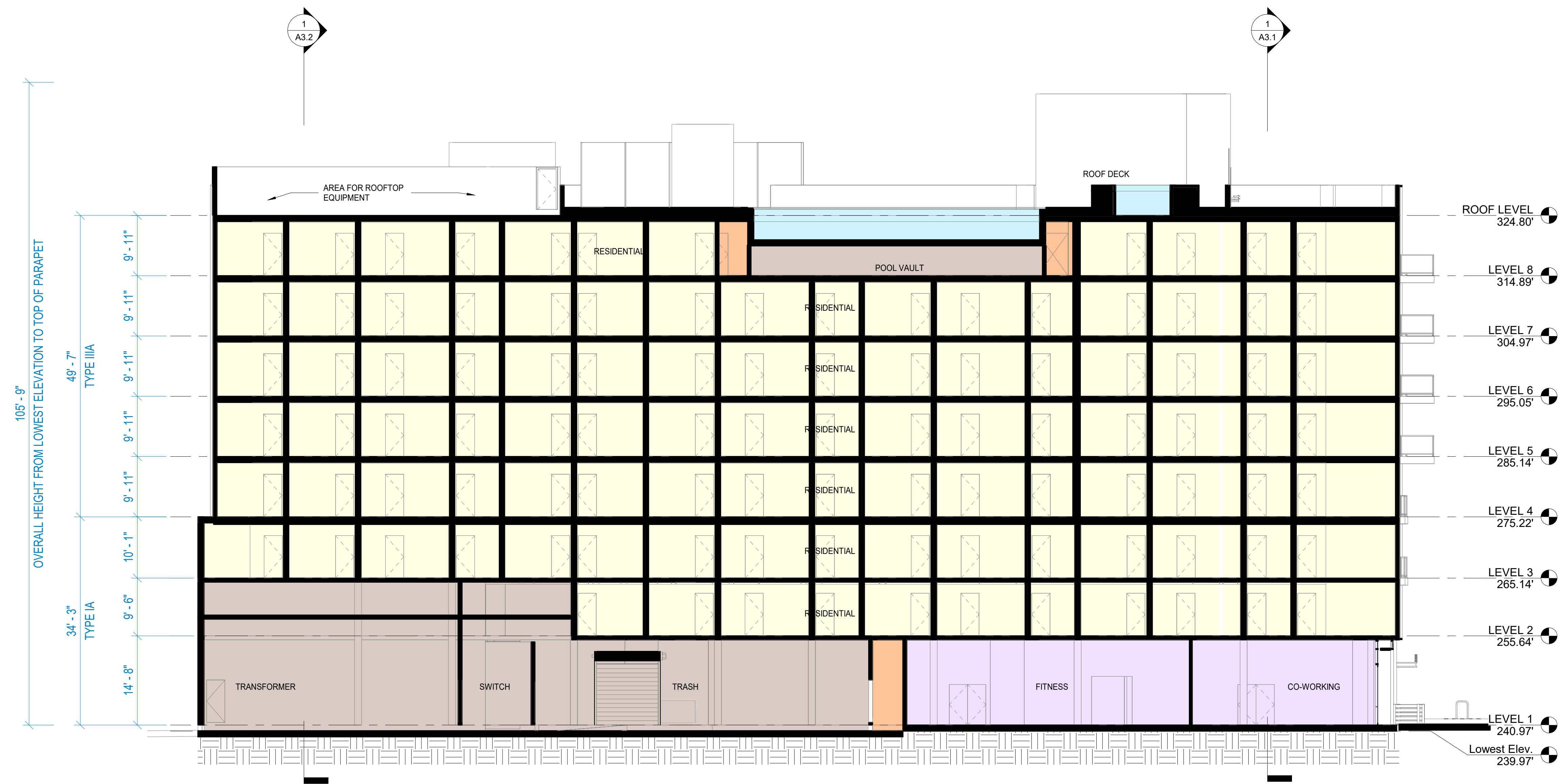


BUILDING SECTIONS





BUILDING SECTIONS
 0' 8' 16' 32'

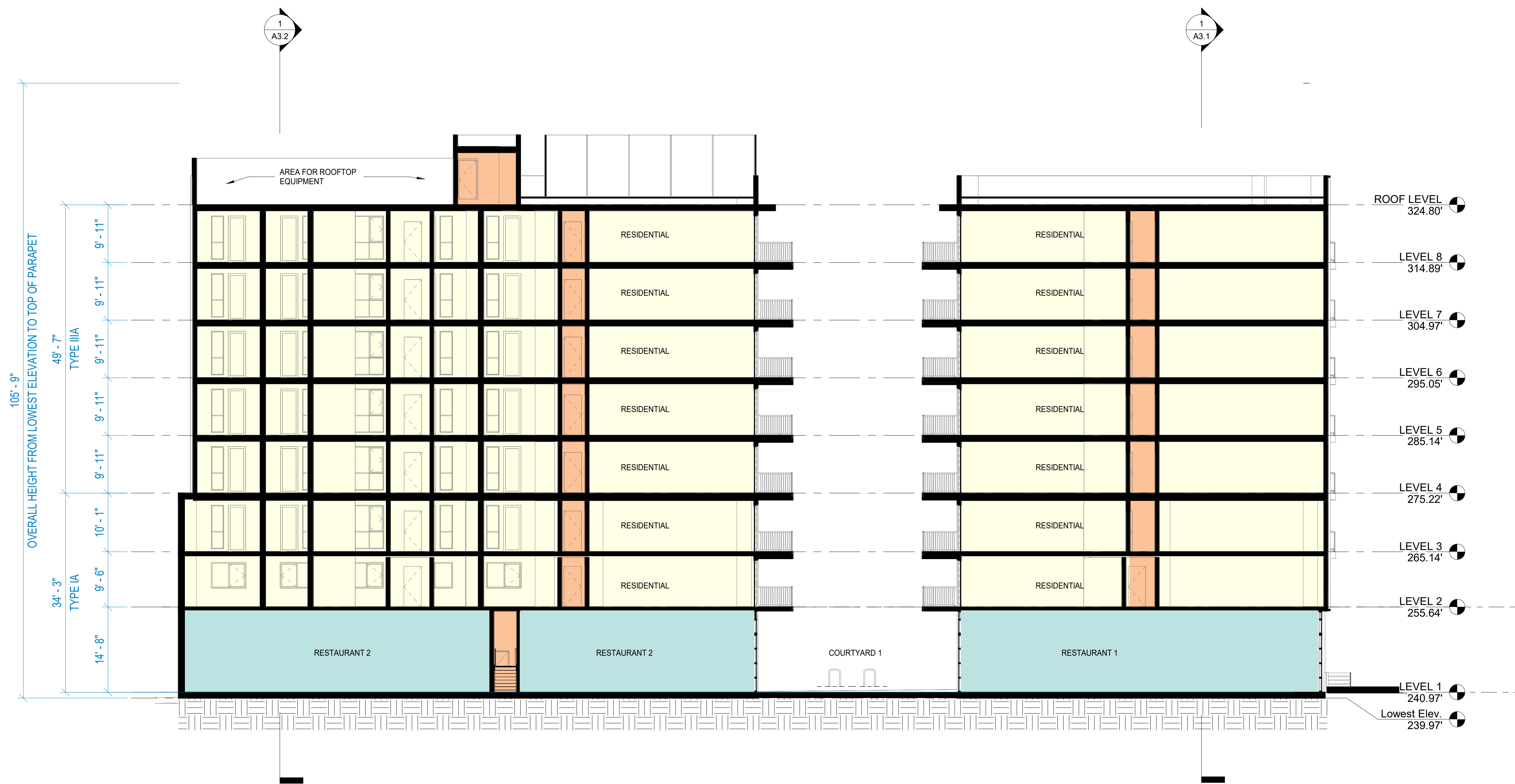


Section CC 3/32" = 1'-0"



BUILDING SECTIONS





Section DD 3/32" = 1'-0"



BUILDING SECTIONS

0' 8' 16' 32'



BUILDING PERSPECTIVE



BUILDING PERSPECTIVE