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**DIRECTOR'S DETERMINATION
SITE PLAN REVIEW**

September 30, 2021

Applicant/Owner

222 West Sixth Street LLC
200 Pine Avenue, Unit 502
Long Beach, CA 90802

Representative

Matthew Nichols & Tracy Chu
DLA Piper LLP
550 South Hope Street, Unit 2400
Los Angeles, CA 90071

Case No. DIR-2019-7740-SPR

Related Case: ADM-2021-3708-CPIOC

CEQA: ENV-2019-7741-CE

Location: 222 West 6th Street,
599 South Palos Verdes Street

Council District: 15 – Buscaino

Community Plan Area: San Pedro

Land Use Designation: Regional Commercial

Zone: C2-2D-CPIO

Legal Description: Lot 2, Block None, Tract TR
31985

Last Day to File an Appeal: October 15, 2021

DETERMINATION – Site Plan Review

Pursuant to Los Angeles Municipal Code (“LAMC”) Section 16.05, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

DETERMINE, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies,

FIND, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the San Pedro New Community Plan ENV-2009-1558-EIR (“Program EIR”), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project, and

APPROVE a **Site Plan Review** for the conversion of an existing 12-story, 167-foot tall office building and associated 7-story, 65-foot tall parking structure, into a mixed-use residential apartment building comprised of 288 residential dwelling units with 15,000 square feet of ground-floor commercial, resulting in an increase of 50 or more dwelling units.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Uses.** The project shall be limited to a maximum density of 228 residential units in the Residential Building (Building 2) per "Exhibit A."
3. **Commercial Uses.** The project shall be limited to 15,000 square feet of commercial in the Residential Building (Building 2); the existing 13,245 square feet of commercial in the Parking Garage (Building 1) may be maintained on-site.
4. **Floor Area Ratio ("FAR").** The project shall be limited to a total floor area ratio of 3.79:1 and 272,339 square feet per Exhibit "A":
5. **Height.** No increases in existing building height are permitted. The Residential Building (Building 2) shall be limited to 12 stories and 167 feet in height. The Parking Garage (Building 1) shall be limited to 7 stories and 65 feet in height.
6. **Open Space.** The project shall provide 26,742 square feet of open space as provided in Exhibit "A". Of the total open space proposed, a minimum of 24,275 square feet of code-required open space shall meet the requirements of LAMC Section 12.21 G per the satisfaction of the Department of Building and Safety. The additional open space provided shall be in substantial conformance with Exhibit "A".
7. **Automobile Parking.** Based upon the number of dwelling units proposed, a minimum of 353 residential automobile parking spaces shall be provided for the project. Parking spaces for the commercial use shall be provided in accordance with LAMC Section 12.21 A.4, for a minimum of 57 commercial parking spaces. The project proposes to maintain the existing 651 parking spaces as provided in Exhibit "A".
8. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16 to the satisfaction of the Department of Building and Safety.
9. **Landscaping.** Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "A," and shall incorporate any modifications required as a result of this grant.

10. **Community Plan Implementation Overlay.** Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the San Pedro Community Plan Implementation Overlay (“CPIO”) pursuant to Ordinance No. 185,539.
11. **Trash Storage.** Trash storage shall be enclosed on Level 1 of the Residential Building, so that it is not visible from the public right-of-way in accordance with CPIO Section II-2.I.3.
12. **Street Trees.** New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works. Street trees in the public right of way are regulated under Los Angeles Municipal Code, Chapter VI, Section 62.161 thru 62.176. All tree removal permits are issued by the Bureau of Street Services, Urban Forestry Division, and may require approval by the Board of Public Works. All permitted tree removals shall be replaced with a minimum of two, 24-inch box size trees for each tree removed or as conditioned by the Board of Public Works.
13. **Soil Depths.** Shrubs, perennials, and groundcover shall require a minimum soil depth as follows:
 - a. A minimum depth with a height ranging from 15 to 40 feet shall be 42 inches.
 - b. A minimum depth with a height ranging from 1 to 15 feet shall be 24 to 36 inches.
 - c. A minimum depth with a height of less than 1 foot shall be 18 inches.
 - d. A minimum depth of an extensive green roof shall be 3 inches.Trees shall require a 42 inch minimum soil depth.

Further, the minimum amount of soil volume for tree wells on the rooftop or any above grade open spaces shall be based on the size of the tree at maturity:

 - e. 220 cubic feet for trees with a canopy diameter ranging from 15 to 19 feet.
 - f. 400 cubic feet for trees with a canopy diameter ranging from 20 to 24 feet.
 - g. 620 cubic feet for trees with a canopy diameter ranging from 25 to 29 feet.
 - h. 900 cubic feet for trees with a canopy diameter ranging from 30 to 34 feet.
14. **Mechanical Equipment.** All exterior mechanical equipment, including heating, ventilation and air conditioning (HVAC) equipment, satellite dishes, and cellular antennas, shall be screened from public view through the use of architectural elements such as parapets.
15. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
16. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as far as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
17. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential

for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.

18. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.

Administrative Conditions

19. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved." A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
20. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
21. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
22. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
23. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
24. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

Subject Property

The project site is located in the San Pedro Community Plan, on a city block bounded by Centre Street on the west, 6th Street on the south, Palos Verdes Street on the west, and an alley to the north. The site is comprised of one (1) rectangular-shaped flat lot containing approximately 71,874 square feet (1.64 acres) of lot area. The site has a street frontage of approximately 580 feet along the north side of 6th Street, and a lot depth of approximately 125 feet. The project site is located within the 0.87 kilometers (0.54 miles) from the Palos Verdes Fault Zone and is within the BOE Special Grading Area, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area, high fire hazard severity zone, flood zone, landslide, liquefaction, methane, or tsunami inundation zone.

The site is currently improved with an existing 12-story, 167-foot tall office building and associated 7-story, 65-foot tall parking structure, both with ground-floor commercial uses and with a shared subterranean parking level. The office building will be converted into residential apartments, and the parking structure will be maintained. There are no known designated historic resources or cultural monuments on the subject site. There are no protected trees on the project site. There are seven (7) non-protected palm trees on the subject site which will be removed and replaced, and eight (8) non-protected street trees along the subject site, two (2) of which will be removed and replaced subject to the approval of the Urban Forestry Division. Tree removal may be required in order to allow construction and perform required street improvements. Street trees in the public right of way are regulated under Los Angeles Municipal Code, Chapter VI, Section 62.161 thru 62.176. All tree removal permits are issued by the Bureau of Street Services, Urban Forestry Division, and may require approval by the Board of Public Works. All permitted tree removals shall be replaced with a minimum of two, 24-inch box size trees for each tree removed or as conditioned by the Board of Public Works.

Zoning and Land Use Designation

The San Pedro Community Plan Map designates the site for Regional Commercial land uses with corresponding zones of C2, C4, R4, RAS4, and R5. The property is zoned C2-2D-CPIO which is consistent with the land use designation, and is within Height District No. 2D. The C2 Zone within Regional Commercial allows for a base density of one dwelling unit per 200 square feet of lot area. The site is within the San Pedro Community Plan Implementation Overlay ("CPIO") District Regional Commercial Subarea, which contains additional development standards subject to review through Administrative Clearance ("ADM"). The CPIO designation and "D" Limitation allows a maximum building height of 250 feet and FAR of 6:1 on the subject site. The site is also within the Harbor Gateway State Enterprise Zone (Zoning Information or "ZI" File No. 2130), and is within 500 feet of the Port of Los Angeles High School.

Surrounding Uses

The surrounding area is zoned C2-2D-CPIO, designated for Regional Commercial land uses, and developed with a combination of multi-family residential, commercial, civic, and institutional uses. The abutting property across the alley to the north is improved with a 17-story residential condominium building; across Centre Street to the west is the San Pedro County Courthouse (previously approved to be redeveloped into an 8-story mixed-use building under Case No. DIR-2020-3779-SPR-HCA-CPIOA); across 6th Street to the south is a car rental, Crowne Plaza Hotel, and 6-story mixed-use building with retail; and across Palos Verdes Street to the east is a 7-story mixed-use development. Other uses in the surrounding vicinity include one-and two-story commercial establishments and restaurants, Los Angeles Port Police, Port of Los Angeles High School, and San Pedro Municipal Building.

Project Description

The project is for the conversion of the existing 12-story, 167-foot tall office building into a Residential Building (Building 2) comprised of 228 residential dwelling units. The parking structure and ground-floor commercial uses (Building 1 - Parking Garage) will be maintained. In total, the project will have a proposed Floor Area Ratio ("FAR") of 3.79:1 FAR with approximately 272,339 square feet of floor area, which includes 13,245 square feet of ground-floor commercial in the Parking Garage and 15,000 square feet of ground-floor commercial in the Residential Building. All parking including 299 commercial parking spaces and 353 residential parking spaces will be provided in the Parking Garage and shared subterranean parking level.

The project involves minimal grading of less than 500 cubic yards of soil. There are seven (7) non-protected trees (queen palms or syagrus romanzoffiana) on the subject site which will be removed and replaced, and eight (8) non-protected street trees (queen palms and carrotwood or cupaniopsis anacardioides) along the public right-of-way, including two (2) queen palms which will be removed and replaced, subject to the approval of the Urban Forestry Division. Tree removal may be required in order to allow construction and perform required street improvements. Street trees in the public right of way are regulated under Los Angeles Municipal Code, Chapter VI, Section 62.161 through 62.176. All tree removal permits are issued by the Bureau of Street Services, Urban Forestry Division, and may require approval by the Board of Public Works. All permitted tree removals shall be replaced with a minimum of two, 24-inch box size trees for each tree removed or as conditioned by the Board of Public Works.

Relevant Cases and Building Permits

Subject Site:

Building Permit No. 21016-10000-17469 - On July 7, 2021, an application was filed for a Building Permit for a change of use of an existing 12-story office to 12-story 228-unit mixed use apartment to include 10 levels of Type 1 apartment over 2 levels of Type 1 office/retail including 15,000 square feet of commercial space over subterranean parking, for the subject project at the subject site

Case No. ADM-2019-5486-CPIOC – On September 24, 2019, the Director of Planning approved the installation of two (2) wall signs located at the subject site, 222 West 6th Street.

Surrounding Sites:

Case No. DIR-2020-2595-SPR-HCA – On August 3, 2021, the Director of Planning approved a Site Plan Review for the construction of an 8-story, 85-foot tall, mixed-use development comprised of 281 dwelling units and 2,316 square feet of commercial, for a project located at 625 South Beacon Street.

Case No. DIR-2020-3779-SPR-HCA-CPIOA – On December 18, 2020, the Director of Planning approved a Site Plan Review for the construction of an 8-story, 92-foot tall, mixed-use development comprised of 300 dwelling units and 25,479 square feet of commercial, resulting in an increase of 50 or more dwelling units, and a CPIO Adjustment to allow a maximum 20 percent decrease in Ground Floor Height as required by the CPIO, for a project located at 505 South Centre Street.

Case No. CPC-2019-2926-DB-SPR – On February 14, 2020, the City Planning Commission approved a Density Bonus Compliance Review and Site Plan Review for the construction of a mixed-use building containing 137 dwelling units (11 percent or 16 units restricted to Very Low Income households) and 2,478 square feet of commercial, that is eight stories and 92 feet in height, with a 4.06:1 Floor Area Ratio (FAR) with 135,310 square feet of floor area, and 118 parking spaces, for a project located at 511 South Harbor Boulevard.

Case No. DIR-2016-624-CDO-MS-SPR – On December 5, 2016, the Director of Planning approved a Community Design Overlay, Site Plan Review, and Director's Determination for the construction of a seven-story, 83-foot tall mixed-use development with 404 dwelling units and 4,200 square feet of ground-floor commercial space, for a project located at 550 South Palos Verdes Street.

Streets and Circulation

6th Street, abutting the subject site to the south, is a designated Local Street - Standard with a designated right-of-way width of 60 feet and roadway width of 36 feet, and is currently dedicated to a right-of-way width of 60 feet with variable roadway widths ranging from 20 feet to 30 feet, with a curb, gutter, and sidewalk.

Centre Street, abutting the subject site to the south, is a designated Collector Street with a designated right-of-way width of 66 feet and roadway width of 40 feet, and is currently dedicated to a right-of-way width of 80 feet and roadway width of approximately 63 feet, with angled parking, curb, gutter, and sidewalk.

Palos Verdes Street, abutting the subject site to the south, is a designated Local Street - Standard with a designated right-of-way width of 60 feet and roadway width of 36 feet, and is currently dedicated to a right-of-way width of 64 feet and roadway width of 40 feet, with a curb, gutter, and sidewalk.

Alley, abutting the subject site to the north, is 20 feet in width.

Public Transit

The site is located within proximity to public transit, including bus stops served by the Los Angeles Department of Transportation ("LADOT") San Pedro "SP" and 142 bus lines and Los Angeles Metropolitan County Transit Authority ("Metro") 205 bus lines.

Housing Replacement (SB 330 Determination) Background

On October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2025. During the duration of the statewide housing emergency, SB 330, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units. The Department of Housing and Community Investment (HCIDLA) has determined, per the Housing Crisis Act of 2019 (SB 330) Replacement Unit Determination, dated April 27, 2021, that the property has been used for commercial purposes, and the proposed project does not require the demolition of any prohibited types of housing, therefore no (0) SB 330 replacement units are required.

FINDINGS

1. 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 proposed project is in substantial conformance with the purposes, intent, and provisions of the General Plan and the San Pedro Community Plan.

The site is located within the adopted San Pedro Community Plan area, and is designated for Regional Commercial land uses corresponding to the C2, C4, R4, RAS4, and R5 Zones. The site is zoned C2-2D-CPIO which is consistent with the land use designation, and is within Height District No. 2D. The C2 Zone within Regional Commercial allows for a base density of one dwelling unit per 200 square feet of lot area; therefore the subject site is permitted 388 dwelling units by-right on the subject site. The site is within the San Pedro Community Plan Implementation Overlay (“CPIO”) District Regional Commercial Subarea, which contains additional development standards subject to review through Administrative Clearance (“ADM”). The CPIO designation and “D” Limitation allows a maximum building height of 250 feet and FAR of 6:1 on the subject site. The project is proposing 228 dwelling units and 3.79:1 FAR as allowed by code. The building heights of existing structures will not be increased. Consistent with the Community Plan, the proposed 228-unit residential building adds new multi-family housing and much needed housing to Los Angeles’s housing supply, in a neighborhood in Downtown San Pedro which is conveniently located to a variety of community services and multi-modal transportation options.

Framework Element

The Community Plan Map designates the site for Regional Commercial land uses with corresponding zones of C2, C4, R4, RAS4, and R5. The property is zoned C2-2D-CPIO which is consistent with the Regional Commercial land use designation. The C2-2D-CPIO Zone allows for R4 land uses and estimates 56 to 109 dwelling units per acre.

Per the Framework Element’s Long Range Land Use Diagram for the West/Coastal Los Angeles area, the site is also within a Regional Center. A Regional Center is described as “A focal point of regional commerce, identity and activity and containing a diversity of uses such as corporate and professional offices, residential, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting services. Generally, different types of Regional Centers will fall within the range of floor area ratios from 1.5:1 to 6.0:1. Some will only be commercially oriented; others will contain a mix of residential and commercial uses. Generally, Regional Centers are characterized by 6- to 20-stories (or higher). Regional Centers are usually major transportation hubs”.

Therefore, as a 12-story mixed-use residential development with ground-floor commercial uses as allowed by the Community Plan, the proposed project is consistent with the General Plan Framework.

San Pedro Community Plan

The proposed project also aligns with the intent of the San Pedro Community Plan including the following:

LU1.2 Adequate housing and services. Provide housing that accommodates households of all sizes, as well as integrates safe and convenient access to schools, parks, and other amenities and services. (P12)

Goal LU3: Multi-family residential neighborhoods with a mix of ownership and rental units that are well-designed, safe, provide amenities for residents, and exhibit the architectural characteristics and qualities that distinguish San Pedro.

LU3.2 Key locations. Incorporate multi-family housing in areas targeted for mixed use and in the Regional Center. (P12)

LU3.6 Amenities. Include amenities for residents such as on site recreational facilities, community meeting spaces, and useable private and/or public open space in new multi-family development. (P1, P29)

LU5.4 Appropriate transitions. New development should respect and complement the architectural and building patterns of surrounding existing residential areas. New buildings that abut residential zones or are adjacent to residential neighborhoods that have lower development intensities and building heights should ease the scale of transition through use of downsizing scale, massing, heights, or setbacks. (P1)

LU5.5 Complementary residential uses. Residential uses in commercial areas should complement and enhance commercial districts with compatible design, entrances, scale, massing and continuation of the streetwall. (P1)

LU5.6 High-quality development. Design commercial development, including infill development, redevelopment, rehabilitation, and reuse efforts, to produce a high-quality built environment, with distinctive character, and compatibility with existing and adjacent development, that reflect San Pedro's unique historic, environmental, and architectural context, creating memorable places that enrich community life. (P1)

LU5.9 Enhanced pedestrian street activity. Incorporate retail and service-oriented commercial uses on the first floor street frontage of structures, including mixed-use projects and parking structures. (P1)

LU8.2 Mixed-Use projects. Promote mixed-use projects and higher density developments along transit priority streets, and in Community Commercial and Regional Commercial areas. Redevelop existing commercial centers into dynamic mixed-use centers. (P1, P34)

Goal LU11: A distinct, mixed-use, transit and pedestrian-oriented Regional Center that serves as a civic, cultural and entertainment destination for the City, and provides a vibrant mix of retail, employment, entertainment, and residential uses that are a complement to, and extension of waterfront attractions.

LU11.2 Urban vitality. Promote housing and employment uses in San Pedro's existing Regional Center as a means of enhancing retail viability, establishing pedestrian-oriented shopping districts, creating more attractive buildings and public spaces, supporting transit viability, and reducing vehicle trips. (P38, P38-B)

The project will result in the creation of 228 new dwelling units within a building that is currently used for office space. The project does not involve any new construction that will significantly impact the surrounding neighborhood. The project will not displace any existing residents, and will create new housing opportunities in close proximity to public transit and neighborhood amenities.

Housing Element 2013-2021

The proposed project also conforms with the applicable policies of the Housing Element, including:

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 1.1.4: Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts, and Mixed-Use Boulevards

Policy 1.3.5: Provide sufficient land use and density to accommodate an adequate supply of housing units within the City to meet the projections of housing needs

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

Policy 2.2.1: Provide incentives to encourage the integration of housing with other compatible land uses.

Policy 2.2.2: Provide incentives and flexibility to generate new multi-family housing near transit and centers, in accordance with the General Plan Framework element, as reflected in Map ES.1.

The proposed project will result in a net increase of 228 new residential units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The proposed project does not displace any residents, while providing a mixed-use development with 228 new rental housing units to the community.

Mobility Plan 2035

The proposed project also conforms with the following additional policies of the Mobility Plan, including:

3.1 – Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City's transportation system.

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

The project involves the conversion of an existing 12-story office building into residential uses, and will provide new housing opportunities in close proximity to multi-modal transportation options including transit stops, and a variety of retail, commercial, and employment opportunities. Locating new housing in this portion of Downtown San Pedro will allow residents to have better access to employment centers and places of interest in the San Pedro neighborhood.

San Pedro CPIO

The San Pedro Community Plan Implementation Overlay (“CPIO”) District was adopted by the Los Angeles City Council and became effective on June 26, 2018 under Ordinance No. 185,539. The subject site is located within the Regional Commercial Subarea of the San Pedro CPIO, which contains additional regulations for height, density, floor area, building disposition, building design, and parking. The project is subject to administrative review for compliance with the San Pedro Community Plan Implementation Overlay (“CPIO”). Therefore, as conditioned and required by LAMC Section 13.14 G.2 and CPIO, the project will be subject to an administrative review and clearance process for CPIO compliance with applicable regulations for the proposed scope of work, prior to the issuance of building permits.

Therefore, the proposed project is consistent with the purposes, intent and provisions of the General Plan, San Pedro Community Plan and CPIO, Housing Element, Mobility Element by meeting several of its goals, objectives, and policies. Specifically, the project would provide a diverse set of uses that (1) facilitate vehicle trip reduction, reduce vehicle miles traveled, and reduce air pollution; (2) accommodate necessary residential growth and provide a mix of apartment sizes; and (3) reinforce an existing mixed-use corridor by providing new residential uses in Downtown San Pedro.

2. **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 site is located in the San Pedro Community Plan, on a city block bounded by Centre Street on the west, 6th Street on the south, Palos Verdes Street on the west, and an alley to the north. The surrounding area is developed with a combination of multi-family residential, commercial, civic, and institutional uses. The abutting property across to the alley to the north is improved with a 17-story residential apartment building; across Centre Street to the west is the San Pedro County Courthouse (previously approved to be redeveloped into an 8-story mixed-use building); across 6th Street to the south is a car rental, Crowne Plaza Hotel, and 6-story mixed-use building with retail; and across Palos Verdes Street to the east is a 7-story mixed-use development. Other uses in the surrounding vicinity include one-story commercial establishments and restaurants, Los Angeles Port Police, Port of Los Angeles High School, and San Pedro Municipal Building.

The site is currently improved with an existing 12-story, 167-foot tall office building and associated 7-story, 65-foot tall parking structure, both with ground-floor commercial uses and with a shared subterranean parking level. The office building will be converted into residential apartments containing 228 dwelling units (Residential Building or Building 2), and the parking structure will be maintained (Parking Garage or Building 1). In total, the project will have a proposed Floor Area Ratio (“FAR”) of 3.79:1 FAR with approximately 272,339 square feet of floor area, which includes 13,245 square feet of ground-floor

commercial in the Parking Garage and 15,000 square feet of ground-floor commercial in the Residential Building. All parking including 299 commercial parking spaces and 353 residential parking spaces will be provided in the Parking Garage.

The project involves minimal grading of less than 500 cubic yards of soil. There are seven (7) non-protected trees (queen palms) on the subject site which will be removed and replaced, and eight (8) non-protected street trees (queen palms, carrotwood) along the public right-of-way, including two (2) queen palms which will be removed and replaced, subject to the approval of the Urban Forestry Division. Tree removal may be required in order to allow construction and perform required street improvements. Street trees in the public right of way are regulated under Los Angeles Municipal Code, Chapter VI, Section 62.161 through 62.176. All tree removal permits are issued by the Bureau of Street Services, Urban Forestry Division, and may require approval by the Board of Public Works. All permitted tree removals shall be replaced with a minimum of two, 24-inch box size trees for each tree removed or as conditioned by the Board of Public Works.

Height

The existing office building is 12 stories and 167 feet tall, and the existing parking structure is 7 stories and 65 feet tall. The subject property is zoned C2-2D-CPIO with Height District No. 2D. The CPIO designation and "D" Limitation allows a maximum building height of 250 feet and FAR of 6:1 on the subject site. The project will not add additional height to the existing structures. Therefore, the project will not increase and will remain consistent with the existing building height, and is allowed by code by-right.

Bulk/Massing

The subject site has a street frontage of approximately 580 feet on the north side of 6th Street, and lot depths of approximately 125 feet. The site is currently developed with a 12-story office building and 7-story parking structure, separated by 37-foot central plaza. The project will not increase the existing building footprints or construct exterior additions affecting the building mass. Therefore, the project will not affect the existing bulk/massing of the subject site. The CPIO designation and "D" Limitation allows a maximum FAR of 6:1 on the subject site, and the project is proposing 3.79:1 FAR as allowed by the CPIO.

Building Materials

The project will include exterior alterations to enhance the façade of the Residential Building by updating building materials. The project will maintain existing plaster materials, however the ground floor will be enhanced with a pre-finished aluminum panel system canopy and wood louver system around the residential lobby, and pre-finished metal panel system and column covers and anodized aluminum storefront system along the remainder of the frontage along 6th Street. Residential windows along upper levels will be enhanced with new anodized aluminum storefront systems and pre-finished aluminum surround. The project will provide a new landscaped green wall along the easterly façade of the parking structure overlooking the central plaza. Together, these enhanced building materials will provide further articulation to the existing façade meanwhile maintaining compatibility with existing design conditions.

Entrances

The project provides the primary building entrance along 6th Street adjacent to the central plaza. The building entrance is recessed from the remainder of the ground floor façade and differentiated with the pre-finished aluminum panel system canopy and wood louver system around the residential lobby, as provided in Exhibit "A". The project will also provide additional commercial entrances along 6th Street to activate the street frontage.

Setbacks

The subject site is a city block with front property lines along Palos Verdes Street on the east and Centre Street on the west, and side property lines along 6th Street on the south and an alley to the north. As a mixed-use development that abuts a street or alley on each frontage, no yard requirements shall apply pursuant to LAMC Sections 13.09 B.3 and 12.22 A.18(c)(3) and per correspondence from the Department of Building and Safety dated October 13, 2020. The project will provide an approximately 10-foot 8-inch setback for the Residential Building and 0-foot setback for the Parking Garage along 6th Street, an approximately 15-foot 7-foot setback along Palos Verdes Street, and an approximately 10-foot 3-inch setback along Centre Street, as provided in Exhibit "A".

Parking

The westerly portion of the site is currently improved with a 7-story 65-foot tall parking structure with ground floor commercial uses and with a shared subterranean parking level, which will remain as part of the project. The project is required to provide 57 commercial parking spaces and 353 residential parking spaces in accordance with LAMC Section 12.21 A.4 including the parking provisions of the Enterprise Zone, for a total of 410 parking spaces required. The project will provide 651 parking spaces which exceeds the minimum parking requirements. The project does not propose modifications to the parking structure, with the exception of a new landscaped green wall along the easterly façade along the central plaza. The project is subject to provide bicycle parking in accordance with LAMC Section 12.21 A.16 to the satisfaction of the Department of Building and Safety.

Lighting

As conditioned, all pedestrian walkways and vehicle access points will be well-lit, and all outdoor lighting provided on-site will be shielded to prevent excessive illumination and spillage onto other properties.

Landscaping

The existing site includes a central plaza located at the ground floor between the parking structure and office building which includes seven (7) non-protected trees (queen palms). Tree removal may be required in order to allow construction and perform required street improvements. The seven (7) non-protected trees will be removed and replaced with twelve (12) new trees including a fruitless olive trees, crape myrtle trees, and coast banksia trees in the central plaza. The project will provide a new landscaped green wall along the easterly façade of the parking structure overlooking the central plaza. The central plaza will be redesigned and enhanced to include a new entry plaza, fountain, club seating with fire table, courtyard dining, water feature, lawn, and deck seatwall, and will provide 6,300 square feet of common open space to serve project residents. In addition, the project will provide a 1,240 square-foot open-air plaza along Palos Verdes Street, an indoor 2,202 square-foot resident lounge along the ground floor, and a 9,100 square-foot open-air rooftop lounge. The rooftop lounge will include a barbeque area, lounge seating, spa, raised planters, club seating, fire table, step seating, chairs, drought-tolerant shrub planting, and a screening hedge. Private open space is provided in the form of individual balconies for residential units on upper levels. Two (2) of the existing non-protected street trees (queen palms) will be removed and replaced subject to the approval of the Urban Forestry Division, and the other six (6) non-protected street trees (carrotwood) will remain. Street trees in the public right of way are regulated under Los Angeles Municipal Code, Chapter VI, Section 62.161 thru 62.176. All tree removal permits are issued by the Bureau of Street Services, Urban Forestry Division, and may require approval by the Board of Public Works. All permitted tree removals shall be replaced with a minimum of two, 24-inch box size trees for each tree removed or as conditioned by the Board of Public Works.

Additional landscaping and trees will be provided to create a double row of trees in front of the Residential Building along 6th Street.

Trash Collection

The current trash storage areas and collection will be maintained with the proposed project, so that the trash storage area will be located in an enclosed trash room on the basement level of the Residential Building. Therefore, trash storage will be enclosed and not visible from public view from the street, and trash collection will not affect circulation for surrounding properties.

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

The proposed project provides recreational and service amenities that will improve habitability for the residents and minimize any impacts on neighboring properties. The project provides open space as required by LAMC Section 12.21 G, and the applicant has not requested any reductions from the open space requirements. The project will provide 26,742 square feet of open space, exceeding the 24,275 square feet required by LAMC Section 12.21 G. Common open space is provided in the form of a 6,300 square-foot central open-air plaza, a 1,240 square-foot open-air plaza along Palos Verdes Street, an indoor 2,202 square-foot resident lounge along the ground floor, and a 9,100 square-foot open-air rooftop lounge. The central plaza will be redesigned and enhanced to include a new entry plaza, fountain, club seating with fire table, courtyard dining, water feature, lawn, and deck seatwall. The rooftop lounge will include a barbeque area, lounge seating, spa, raised planters, club seating, fire table, step seating, chairs, drought-tolerant shrub planting, and a screening hedge. The project will also provide private balconies for use by individual residential units, in addition to the common open space areas. Therefore, the proposed project provides sufficient recreational and service amenities for its residents, minimizing any impacts on neighboring properties.

CEQA FINDINGS

The project is for the conversion of the existing 12-story, 167-foot tall office building into a Residential Building (Building 2) comprised of 228 residential dwelling units. The parking structure and ground-floor commercial uses (Building 1 - Parking Garage) will be maintained. In total, the project will have a proposed Floor Area Ratio ("FAR") of 3.79:1 FAR with approximately 272,339 square feet of floor area, which includes 13,245 square feet of ground-floor commercial in the Parking Garage and 15,000 square feet of ground-floor commercial in the Residential Building. All parking including 299 commercial parking spaces and 353 residential parking spaces will be provided in the Parking Garage and shared subterranean parking level.

The project involves minimal grading of less than 500 cubic yards of soil. There are seven (7) non-protected trees (queen palms or syagrus romanzoffiana) on the subject site which will be removed and replaced, and eight (8) non-protected street trees (queen palms and carrotwood or cupaniopsis anacardioides) along the public right-of-way, including two (2) queen palms which will be removed and replaced, subject to the approval of the Urban Forestry Division. Tree removal may be required in order to allow construction and perform required street improvements. Street trees in the public right of way are regulated under Los Angeles Municipal Code, Chapter VI, Section 62.161 through 62.176. All tree removal permits are issued by the Bureau of Street Services, Urban Forestry Division, and may require approval by the Board of Public Works. All permitted tree removals shall be replaced with a minimum of two, 24-inch box size trees for each tree removed or as conditioned by the Board of Public Works.

CEQA Determination – Class 32 Categorical Exemption Applies

As the designee of the Director of Planning, the City of Los Angeles found, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

As a mixed-use multi-family residential building, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.**

The subject site is located within the San Pedro Community Plan and is designated for Regional Commercial Land Uses. The site is zoned C2-2D-CPIO and is consistent with the land use designation. As shown in the case file and under Finding No. 1 herein, the project is consistent with the General Plan, the applicable San Pedro Community Plan designation and policies, and all applicable zoning designations and regulations.

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

The subject site is wholly within the City of Los Angeles, on a site that is approximately 1.66 acres (71,874 square feet). Lots adjacent to the subject site are developed with the following urban uses: multi-family residential, commercial, civic, and institutional uses. The site is located within proximity to public transit, including bus stops served by the Los Angeles Department of Transportation (“LADOT”) San Pedro “SP” and 142 bus lines and Los Angeles Metropolitan County Transit Authority (“Metro”) 205 bus lines.

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

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on the site or public right-of-way per the Tree Report prepared by Paul Lewis Landscape Architect dated December 23, 2019. There are seven (7) non-protected trees (queen palms) on the subject site which will be removed and replaced, and eight (8) non-protected street trees (queen palms, carrotwood) along the public right-of-way, including two (2) queen palms which will be removed and replaced, subject to the approval of the Urban Forestry Division. Tree removal may be required in order to allow construction and perform required street improvements. Street trees in the public right of way are regulated under Los Angeles Municipal Code, Chapter VI, Section 62.161 through 62.176. All tree removal permits are issued by the Bureau of Street Services, Urban Forestry Division, and may require approval by the Board of Public Works. All permitted tree removals shall be replaced with a minimum of two, 24-inch box size trees for each tree removed or as conditioned by the Board of Public Works.

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

Regulatory Compliance Measures – The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. More specifically, RCMs include but are not limited to the following, to ensure the project will not have significant impacts:

- **Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.
- **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.
- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

These RCMs will reduce any potential impacts to less than significant, and will ensure the project will not have significant impacts on noise and water. These require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. A Technical Vehicle Miles Traveled (“VMT”) Analysis prepared by Overland Traffic Consultants, Inc. dated April 2020, concluded that the project is anticipated to generate 711 fewer daily vehicle trips than the current use. The Department of Transportation (“LADOT”) reviewed the VMT analysis and confirmed its findings in a memo dated December 4, 2020, confirming that the project does not exceed the net 250 daily trips threshold, therefore the Project would not result in a significant impact. The Project must comply with the adopted City of Los Angeles Noise Ordinances No. 144,331 and 161,574 and LAMC Section 41.40 as indicated above in RC-NO-1, LAMC Section 112.05, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. As a result of this mandatory compliance, the proposed Project will not result in any significant noise impacts. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with Southern California Air Quality Management District (“SCAQMD”) staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. In addition, there are several Regulatory Compliance Measures which regulate air quality-related impacts for projects citywide as noted above.

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

The project site will be adequately served by all public utilities and services given that the site is currently developed with a 12-story office building and parking structure which will be maintained and converted as part of the project, which is consistent with the General Plan.

Therefore, the project meets all of the Criteria for the Class 32 Categorical Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

- (a) **Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

Staff have identified four (4) comparable projects that have either filed or were granted approval for land use entitlements within a 500-foot radius of the subject site:

- Case No. DIR-2020-2595-SPR-HCA – construction of an 8-story, 85-foot tall, mixed-use development comprised of 281 dwelling units and 2,316 square feet of commercial, for a project located at 625 South Beacon Street.

- Case No. DIR-2020-3779-SPR-HCA-CPIOA – construction of an 8-story, 92-foot tall, mixed-use development comprised of 300 dwelling units and 25,479 square feet of commercial, located at 505 South Centre Street.
- Case No. CPC-2019-2926-DB-SPR – construction of an 8-story, 92-foot tall, mixed-use building containing 137 dwelling units and 2,478 square feet of commercial, for a project located at 511 South Harbor Boulevard.
- Case No. DIR-2016-624-CDO-MS-C-SPR – construction of a 7-story, 83-foot tall mixed-use development with 404 dwelling units and 4,200 square feet of ground-floor commercial space, for a project located at 550 South Palos Verdes Street.

While there could potentially be five (5) projects of a similar type in the same place, all projects would be subject to the citywide Regulatory Compliance Measures as noted above. Furthermore, the project will result in less than significant impacts related to traffic, noise, and air quality, as shown above. LADOT reviewed the VMT analysis and confirmed its findings in a memo dated December 4, 2020, confirming that the project does not exceed the net 250 daily trips threshold, therefore the Project would not result in a significant impact.

- (b) **Significant Effect Due to Unusual Circumstances.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project proposes the conversion of an existing 12-story office building into a mixed-use residential development, in an area zoned and designated for such development. All adjacent lots are developed with multi-family residential, commercial, civic, and institutional uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (“FAR”) of 3.79:1 on a site that is permitted to have an FAR of 6:1 by the site’s zoning by-right. The existing building size and height of the 12-story office building will be maintained, therefore the project will be consistent with the existing development on the site, and is similar in scope to other existing buildings and proposed future projects in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- (c) **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The State Route 27 is approximately 27 miles northwest of the subject site. Therefore the subject site will not create any impacts within a designated as a state scenic highway.

- (d) **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code*

The project site and other properties within the vicinity are not listed on EnviroStor, the Department of Toxic Substances Control's online database for hazardous waste facilities and sites in California. According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. Therefore, this exception does not apply.

- (e) **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site is not a designated historical resource by local or state agencies and has not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the project site is not listed in HistoricPlacesLA or SurveyLA as a potential historical resource. Thus, the proposed project would not result in a substantial adverse change in the significance of a historical resource and this exemption does not apply.

CEQA Determination – CEQA 15168 Program EIR Applies

As the designee of the Director of Planning, the City of Los Angeles found, based on their independent judgment, and after consideration of the whole of the administrative record, that the project is within the scope of the San Pedro New Community Plan ENV-2009-1558-EIR ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; there has been no changes in circumstances, and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

The subject site is located within the San Pedro Community Plan and is designated for Regional Commercial land uses. The site is zoned C2-2D-CPIO, which is consistent with the land use designation. As shown in the case file and under Finding No. 1 herein, the project is consistent with the General Plan, the applicable San Pedro Community Plan designation and policies, and all applicable zoning designations and regulations.

CPIO Environmental Standards – The San Pedro CPIO contains Environmental Standards to implement the Mitigation and Monitoring Program as part of the San Pedro Community Plan Update that were reviewed in the Program EIR. All projects in CPIO Subareas are required to comply with any applicable Environmental Standards. The proposed project is required to comply with the following:

- **Environmental Standard AE1:** Projects shall be designed to ensure the following:
 - a. All lighting be directed and/or shielded to minimize lighting spillover effects onto adjacent and nearby properties.
- **Environmental Standard AQ1:** Projects shall require the following or comparable best management practices be included in contract specifications and/or printed on plans:
 - a. Use properly tuned and maintained equipment.
 - b. Construction contractors shall enforce the idling limit of five minutes as set forth in the California Code of Regulations.
 - c. Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g. engine catalysts) to the extent they are readily available and feasible.
 - d. Use heavy duty diesel-fueled equipment that uses low NOx diesel fuel to the extent it is readily available and feasible.

- e. Use construction equipment that uses low polluting fuels (i.e. compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
 - f. Maintain construction equipment in good operating condition to minimize air pollutants.
 - g. Construction contractors shall utilize materials that do not require painting, as feasible.
 - h. Construction contractors shall use pre-painted construction materials, as feasible.
 - i. Construction contractors shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
 - j. Construction contractors shall provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site, as feasible.
 - k. Construction contractors shall reroute construction trucks away from congested streets or sensitive receptor areas, as feasible.
 - l. Construction contractors shall appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.
- **Environmental Standard N1:** Projects shall include the following or comparable construction best management practices in contract specifications and/or printed on plans:
 - a. Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
 - b. The construction contractor shall locate construction staging areas away from sensitive uses.
 - c. When construction activities are located in close proximity to noise-sensitive land uses, noise barriers (such as, temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.
 - d. Impact pile drivers shall be avoided where possible in noise-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.
 - e. Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.
 - f. The construction contractor shall consider potential vibration impacts to older (historic) buildings.
 - **Environmental Standard US1:** Projects shall incorporate water conservation measures into the project design, which may include but are not limited to measures identified in the City's Water Conservation Ordinance.
 - **Environmental Standard US2:** Projects shall incorporate the Solid Waste Integrated Resources Plan measures to maximize source reduction and materials recovery and minimize the amount of solid waste requiring disposal with the goal of leading the City to achieve zero waste by 2025.
 - **Environmental Standard US3:** Projects shall incorporate energy conservation and efficiency measures into the design of new development, including but not limited to:
 - a. Energy saving windows, doors, insulation and passive solar design.
 - b. Energy efficient fixtures and appliances.
 - c. Efficient lighting, heating, air and ventilation systems.
 - d. Reused or recycled building materials.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within three years after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The Applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the Applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>.

Planning Department public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7052

San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Services Center
6262 Van Nuys Boulevard, Rm 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2598

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7052 or (818) 374-5050. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Michelle Singh

Faisal Roble, Principal City Planner

Reviewed by:

Michelle Singh

Michelle Singh, Senior City Planner

Prepared by:

Connie Chau

Connie Chau, City Planner

OWNER/APPLICANT:

222 West Sixth Street, LLC
 Contact Name: Joon Choi, Principal
 T: (562) 436-6688
 Joon@harborassociates.com

ARCHITECT:

Steinberg Hart
 818 W 7th St #1100, Los Angeles, CA 90017
 Contact Name: Simon Ha, Principal
 T:(213) 629-0500

PROJECT DATA:

	Code/Permitted	Existing	Proposed
Height ⁶			
Building 1 - Parking Structure	250'	65' / 7 stories	65' / 7 stories
Building - Residential Tower	250'	167' / 12 stories	167' / 12 stories
Setbacks - Building 1 ⁵	Per LAMC Sec. 12.14:		
6th Street		0'	0'
Alley		0'	0'
Palos Verdes Street - Front Property Line		N/A	N/A
Centre Street - Front Property Line		10' - 3.5"	10' - 3.5"
Setbacks - Building 2 ⁵	Per LAMC Sec. 12.14:		
6th Street		10' - 8.5"	10' - 8.5"
Alley		0'	0'
Palos Verdes Street		15' - 7.5"	15' - 7.5"
Global: Centre Street		N/A	N/A
Note: The required setbacks are - 0'. The proposed residential and commercial mixed-use building meet the definition of a Mixed Use Project pursuant to LAMC Section 13.09-B.3, pursuant to LAMC Section 12.22-A.18(c)(3), no setbacks are required.			
Lot Area			
Survey		1.65 acres / 71,874 sf	
Survey + 1/2 Alley ¹		1.78 acres / 77,537 sf	
Density ⁴	1 du / 200 SF (388 du)		228 du

PROJECT DESCRIPTION:

The project site is currently developed with a 12-story office building and a 7-story retail/parking garage building. The project would convert the upper floors of the office building into residential uses, including up to 228 apartments, and retain approximately 15,000 sf of commercial space on the ground level. The existing 7-story retail/garage building will retain its existing retail and garage uses. The existing 12-story tower would not increase in floor area ratio (FAR) and the project would remain within the existing footprint of the building.

SITE INFORMATION:

Project Address	222 W 6th Street / 599 Palos Verdes Street
	San Pedro, CA 90731
APN	7455020043
Applicable Codes	
General Plan Land Use	Regional Commercial
General Plan Footnote	1. For a project zoned C2-2D, maximum FAR shall be 6:1 2. Corresponds to Height District No. 2
Zoning ²	C2-2D-CPIO
Community Plan Area	San Pedro
Specific Plan Area	None
Adjacent Streets	Local (Mobility Plan 2035)
Dedications	None

UNIT MIX:

Unit Type	Average SF	Total Count	Percent
Studio	461 SF	38 du	17%
1-Bedroom	706 SF	131 du	57%
2-Bedroom	1,020 SF	59 du	26%
Total		228 du	100%



**FLOOR
AREA
ANALYSIS:**

Maximum FAR (Per LAMC)³	6 : 1			
Maximum Floor Area	431,244 SF			
	Existing		Proposed	
Level	Use	Floor Area	Use	Floor Area
Building 1				
B1	Parking	0 SF	Parking	0 SF
Level 1	Commercial	13,245 SF	Commercial	13,245 SF
Levels 2-7	Parking	0 SF	Parking	0 SF
Subtotal		13,245 SF		13,245 SF
Building 2				
Level 1	Commercial	22,079 SF	Commercial	15,000 SF
			Lobby	3,342 SF
			Common Space	2,202 SF
Level 2	Storage	16,000 SF	Storage	15,900 SF
Level 3	Commercial	20,500 SF	Residential	20,350 SF
Level 4 - 11	Commercial	22,700 SF	Residential	22,500 SF
Level 12	Commercial	22,500 SF	Residential	22,300 SF
Roof	N/A	0 SF	Common Space	0 SF
Subtotal		262,679 SF		259,094 SF
Project Total		275,924 SF		272,339 SF
Project FAR		3.84 : 1		3.79 : 1
	Existing		Proposed	
Project Area Breakdown by Use	Use	Floor Area	Use	Floor Area
Not Floor Area per LAMC Sec. 12.03	Residential	N/A	Residential	228,194 SF
	Commercial	13,245 SF	Commercial	28,245 SF
	Office	246,679 SF	Office	0 SF
	Storage	16,000 SF	Storage	15,900 SF
	Parking	212,564 SF	Parking	212,564 SF

PARKING: ⁷

	Code Requirement		Area/du	Required	Provided
Commercial	Enterprise Zone	1 space / 500 SF	28,245 SF	57 spaces	299 spaces
Residential	< 3 habitable rooms	1 spaces/du	38 du	38 spaces	38 spaces
	3 habitable rooms	1.5 spaces/du	131 du	197 spaces	197 spaces
	> 3 habitable rooms	2 spaces/du	59 du	118 spaces	118 spaces
Residential Subtotal				353 spaces	353 spaces
Project Total				410 spaces	651 spaces

Required bicycle parking spaces:

None pursuant to LAMC Sec. 12.21-A.16(c) as the Project includes maintaining one existing 7-story parking structure with ground floor commercial spaces, and changing the use of a 12-story office building into a residential building with ground floor commercial uses. The Project will not add any floor area.

OPEN SPACE: ⁹

	Code Requirement		du	SF Required	SF Provided
Open Space	< 3 habitable rooms	100 SF/du	169 du	16,900 SF	
	3 habitable rooms	125 SF/du	59 du	7,375 SF	
	> 3 habitable rooms	150 SF/du	0 du	0 SF	
Total			228 du	24,275 SF	26,742 SF
	Code Requirement			SF Required	SF Provided
Common Open Space	50%	min. of required open space		12,138 SF	18,842 SF
Private Open Space					7,900 SF
Landscaped Area¹⁰	25%	min. of required common open space		3,034 SF	3,740 SF
Trees	24" box tree / 4 du		228 du	57	58
Open Space Breakdown	Location		du		SF
	Common Open Space				
	Ground Level: West Plaza				6,300 SF
	Ground Level: Palos Verdes Plaza				1,240 SF
	Rooftop				9,100 SF
	Indoor Resident Lounge				2,202 SF
	Private Open Space				
	Balconies		158 du		7,900 SF
Total					26,742 SF

ZONING ANALYSIS



FOOTNOTES

- 1 Per P/ZC 2002-010, General Zoning Code Design Criteria for Multiple-Dwelling Development: Allowable Density (2) One-half of the width of an alley or alleys may be assumed to be a portion of a lot for computing the number of dwelling units when the lot abuts upon one or more alleys.
- 2 Per 17-1044_ORD_185539_6-26-18 - Regional Commercial Subarea: Buildings developed with 100 percent residential uses are prohibited. Residential uses are permitted when developed in conjunction with Commercial Uses and/or Community Facilities in the same building. Residential uses does not include Joint Living and Work Quarters.
- 3 Per 17-1044_ORD_185539_6-26-18 - Chapter II - Regional Commercial Subarea - Section II-2 (B) - In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following building density and intensity regulations: (1) For a Project zoned C2-2D, For a Project zoned C2-2D, the maximum FAR shall be 6:1.
- 4 Per P/ZC 2002-010, General Zoning Code Design Criteria for Multiple-Dwelling Development: Allowable Density (2) One-half of the width of an alley or alleys may be assumed to be a portion of a lot for computing the number of dwelling units when the lot abuts upon one or more alleys.
- 5 Per Sec. 12.14 "C2" Commercial Zone: Front - not required, Side & Rear Yards - not required (for buildings erected and used exclusively for commercial purposes); see Sec. 12.11 - for all portions of buildings erected and used for residential purposes, side and rear yard conforming to the requirements of the R4Zone *Section 12.22 C2 and 3 shall be provided and maintained at the floor level of the first story used in whole or in part for the residential purposes.
- 6 Per 17-1044_ORD_185539_6-26-18) - Chapter II - Regional Commercial Subarea - Section II-2 (A) (1)(a): Ground Floor: 14' minimum, (b) Maximum Building Height - 250'; (c) Other than with a CPIO Adjustment or a CPIO Exception, a Project may only exceed 250 feet in height if approved pursuant to LAMC Section 12.24.V, except that the initial decision-maker shall be the City Planning Commission.
- 7 Existing parking structure: 585 required, 651 provided.
The ratio of parking spaces required for all other dwelling units shall be at least one parking space for each dwelling unit of less than three habitable rooms, one and one-half parking spaces for each dwelling unit of three habitable rooms, and two parking spaces for each dwelling unit of more than three habitable rooms.

Per LAMC Sec. 12.21 A4, Commercial Uses: Retail 1 per 100 sf, Office 1 per 500 sf
- 8 Per LAMC Section 12.21, Table 12.21 A.16 (a)(1)(i) - Dwelling Units: 201+
Bicycle Short-Term Spaces: 1 space per 40 units
Bicycle Long-Term Spaces: 1 space per 4 units
Per LAMC Table 12.21 A.16.(a)(2)
Office
Bicycle Short-Term Spaces: 1 per 10,000 sq. ft. (minimum 2)
Retail Stores, General / Restaurants and Bars, General
Bicycle Short-Term Spaces: 1 per 2,000 sq. ft.(minimum 2)
Bicycle Long-Term Spaces: 1 per 2,000 sq. ft.(minimum 2)

- 9 Per LAMC, Section 12.21 G: 100 s.f./unit<3 Habitable rooms. 125 s.f. /unit=3 Habitable rooms. 175 s.f. /unit>3 Habitable rooms.
Per LAMC Sec. 12.21-G(2)(a)(v) allows common open space to be located at any level at the Site as the project is proposed to be developed at R5 density. Common Area Requirements: must constitute at least 50% of total Open Space Requirements, minimum of 400 sf with a minimum dimension of 15' in any direction

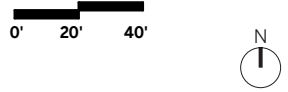
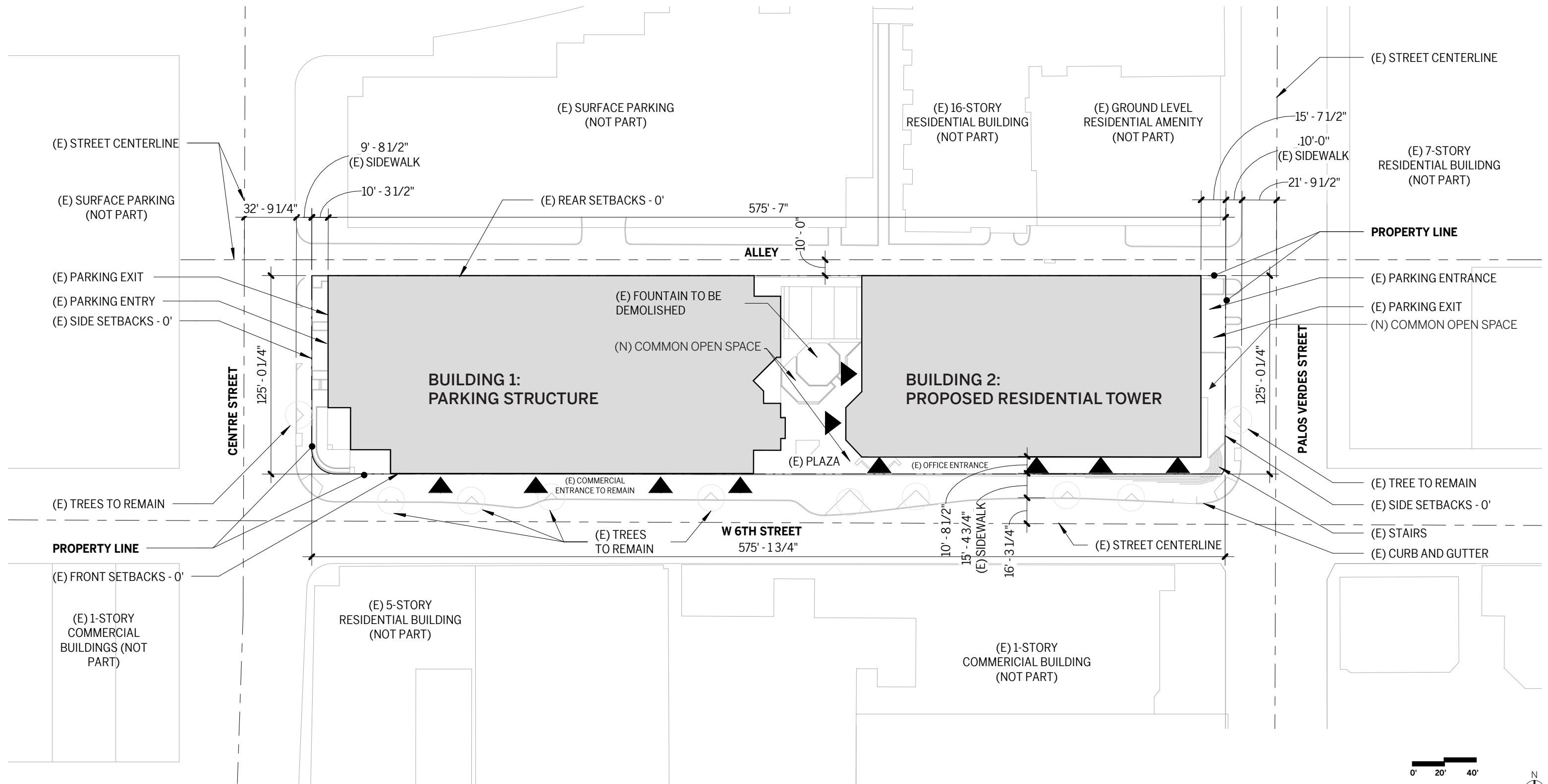
Per LAMC Sec. 12.21-G(2)(b)(2) allows the provision of private open space, but does not require it. If private open space is being provided, then the private area must be: 50 s.f. minimum area, minimum 6' in any direction, maximum 50 s.f./unit counted towards total open space requirements
Per LAMC Sec. 12.21-G(2)(a)(4)(i) - Recreation Room Allowed; Recreation rooms having at least 600 square feet on area for a development totaling 16 units or more, or at least 400 sf for a development of fewer than 16 dwelling units may qualify as common open space, but shall not qualify for more than 25 % of the total required usable open space.
Per LAMC Sec. 12.21-G(2)(a)(4)(iii) - Roof Decks Allowed, as the project is proposed to be developed at R5 density and may be used in their entirety as common open space.

- 10 Per Ordinance No. 185539, Chapter II - Regional Commercial Subarea - Section II-2: Development Standards (G) Landscape - In addition to any regulations set forth by the underlying zone and the LAMC, Projects shall comply with the following landscaping regulations:
 - 1. Along property lines that abut residential uses, Projects shall provide a landscaped buffer area, a minimum depth of two feet, that is planted with trees or vegetation (e.g., bamboo) that grow to a minimum of ten feet.
 - 2. Where a surface parking lot abuts a street, Projects shall provide a landscaped buffer, a minimum depth of two feet, that is located between the parking areas and the property line. The landscaped buffer area shall contain 24-inch box trees planted at ratio of one tree for every ten linear feet. Required trees shall be a minimum of two inches in trunk diameter and ten feet in height at the time of planting.

Per LAMC Sec. 12.21-G(2)(a)(3) - A minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees. At least one 24-inch box tree for every four dwelling units shall be provided on site and may include street trees in the parkway. For a surface area not located directly on finished grade that is used for common open space, and located at ground level or the first habitable room level, shrubs and/or trees shall be contained within permanent planters at least 30-inches in depth, and lawn or ground cover shall be at least 12-inches in depth. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.

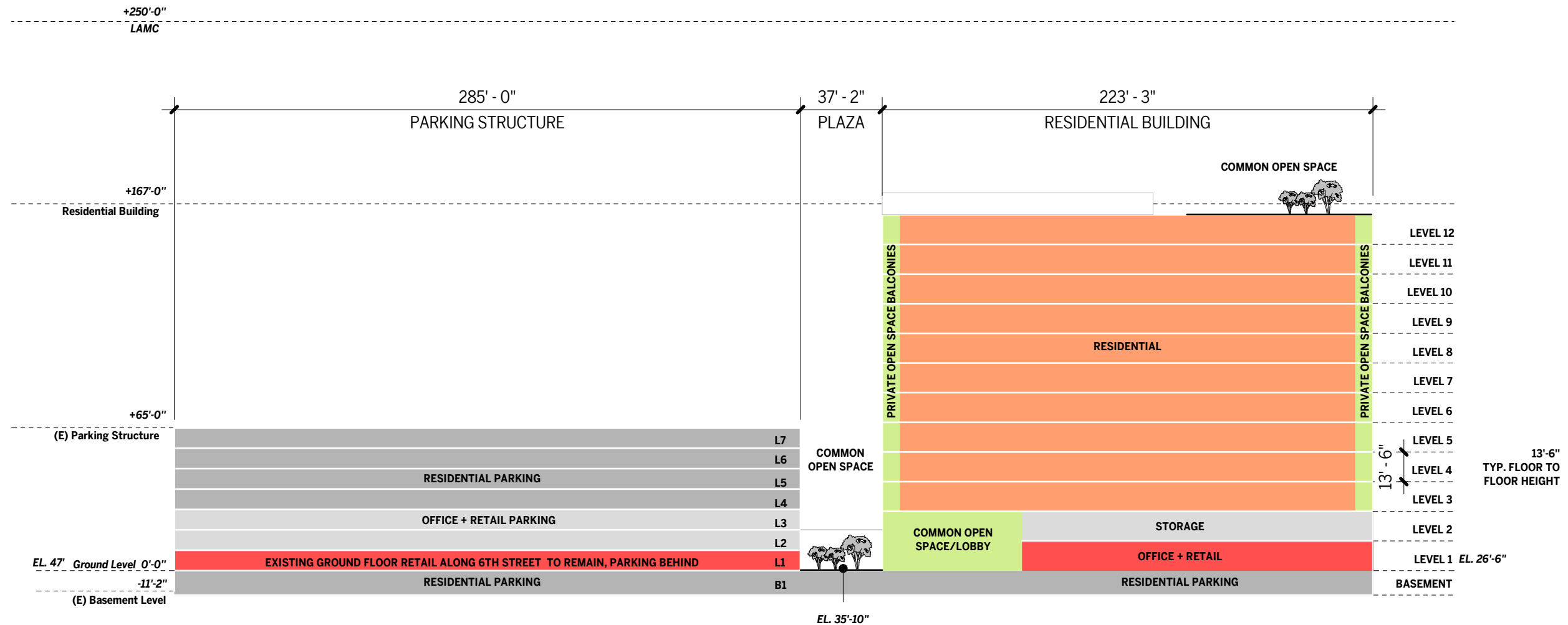
ZONING ANALYSIS





PLOT PLAN

EXHIBIT "A"
 Page No. 4 of 44
 Case No. DIR-2019-7740-SPR



Building 1: Residential + Office/Retail Parking

Floor Area (Ground Floor Retail): 13,245 SF

Building Height: +/-65'

Stories: 7 stories
+ 1 basement level

Residential Parking: 6 stories

Office & Retail Parking: 2 stories

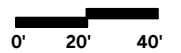
Building 2: Residential + Office/Retail Building

Floor Area: 259,094 SF

Building Height: +/-167'

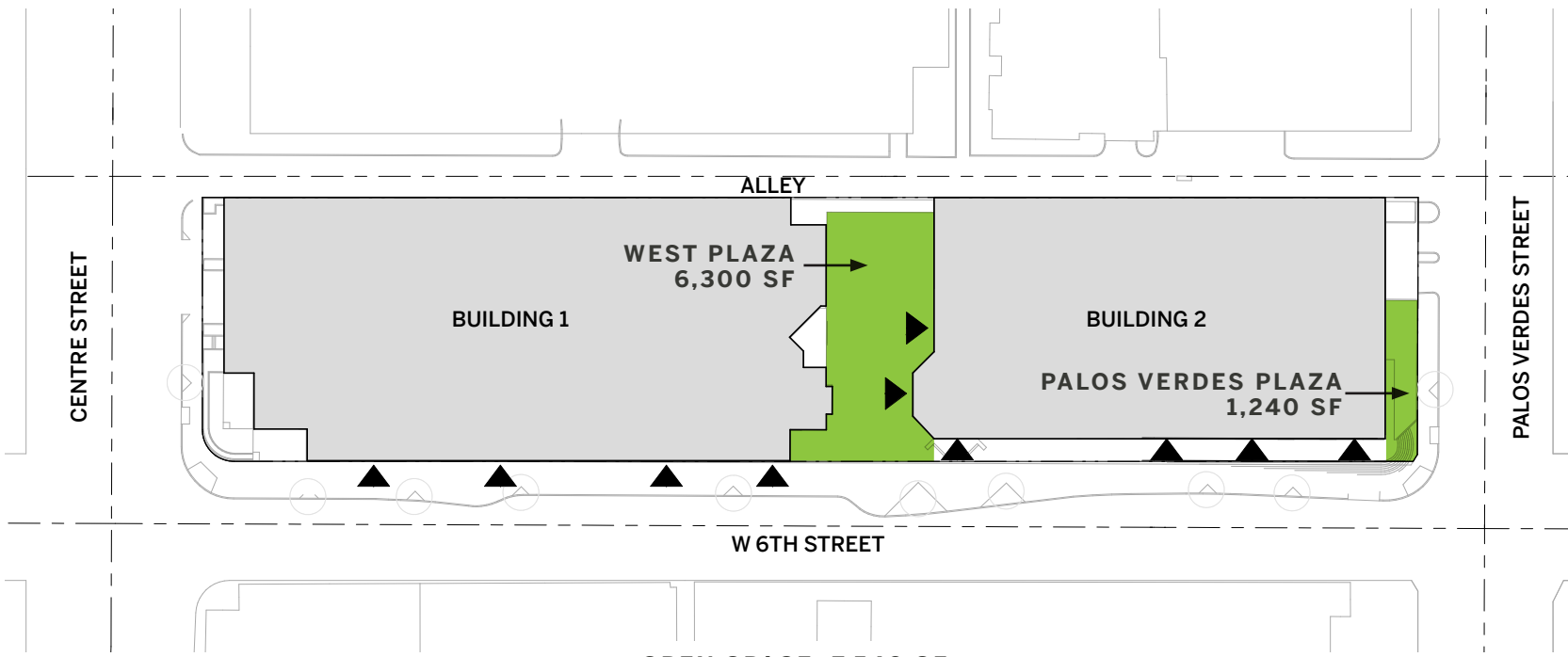
Stories: 12 stories
+ 1 basement level

Total Open Space: 26,742 SF
(See pg. 10 for breakdown)

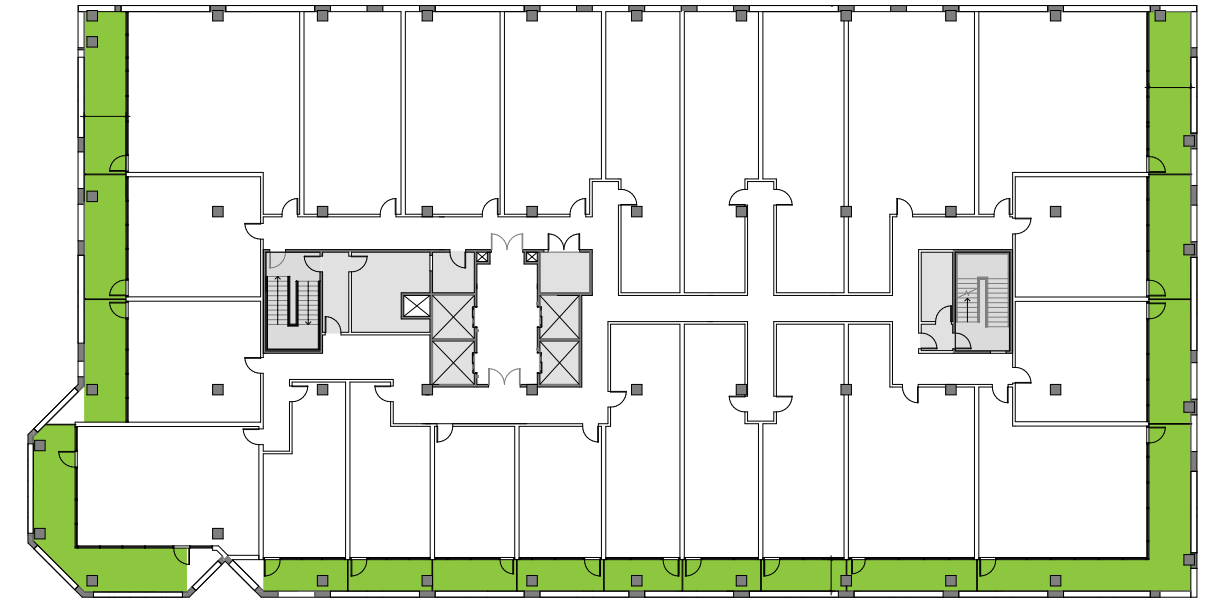


BUILDING 1 AND BUILDING 2 SECTION: Proposed Use

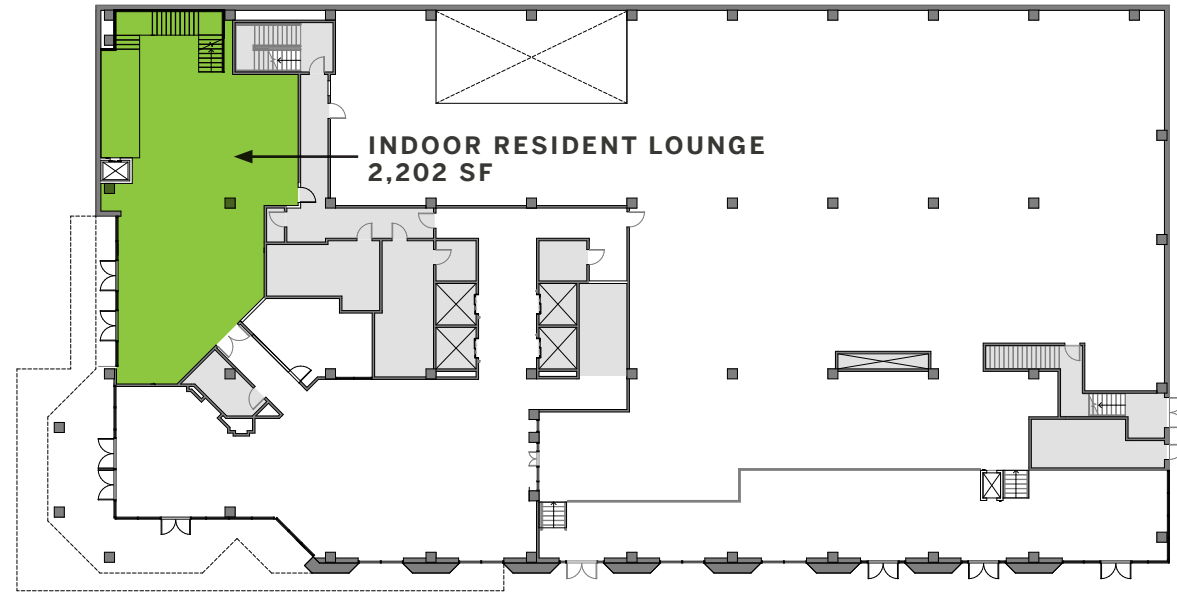
EXHIBIT "A"
 Page No. 5 of 44
 Case No. DIR-2019-7740-SPR



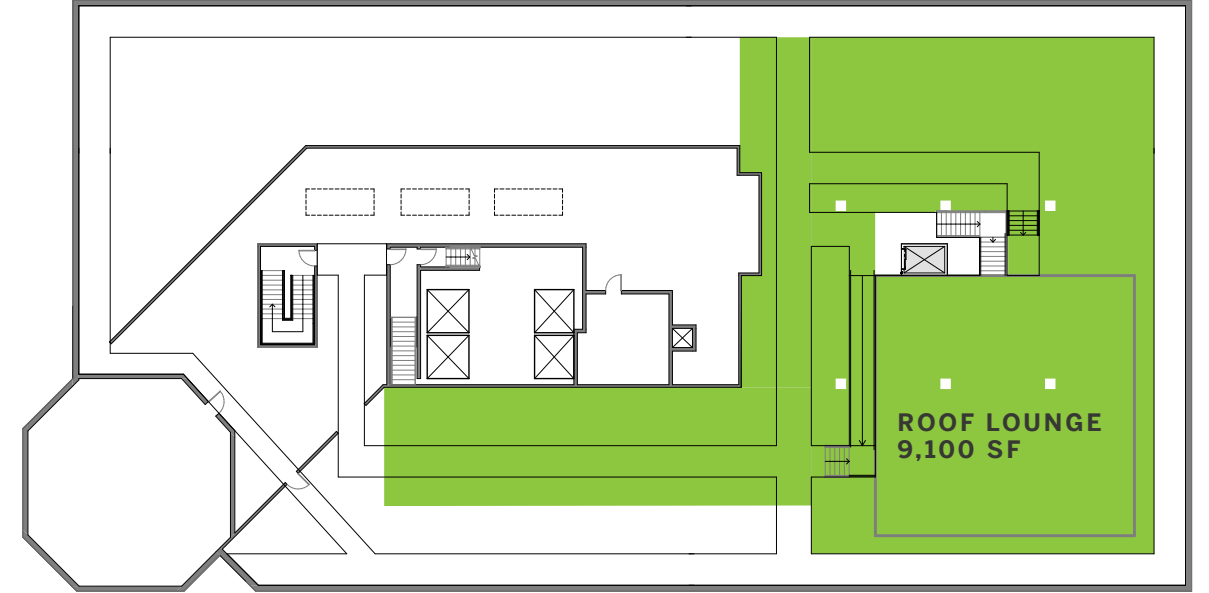
OPEN SPACE: 7,540 SF
GROUND LEVEL - EXTERIOR
BUILDINGS 1 + 2



OPEN SPACE: 7,900 SF (50 SF PER BALCONY / 158 units)
LEVELS 3 - 11
BUILDING 2



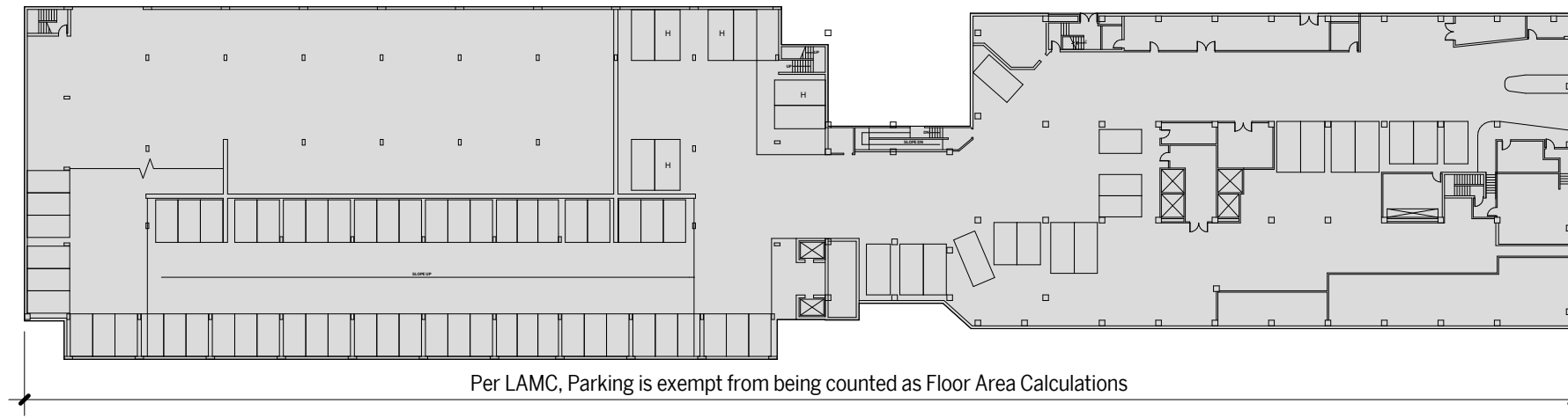
OPEN SPACE: 2,202 SF
GROUND LEVEL - INTERIOR
BUILDING 2



OPEN SPACE: 9,100 SF
ROOF
BUILDING 2

Total: 26,742 SF

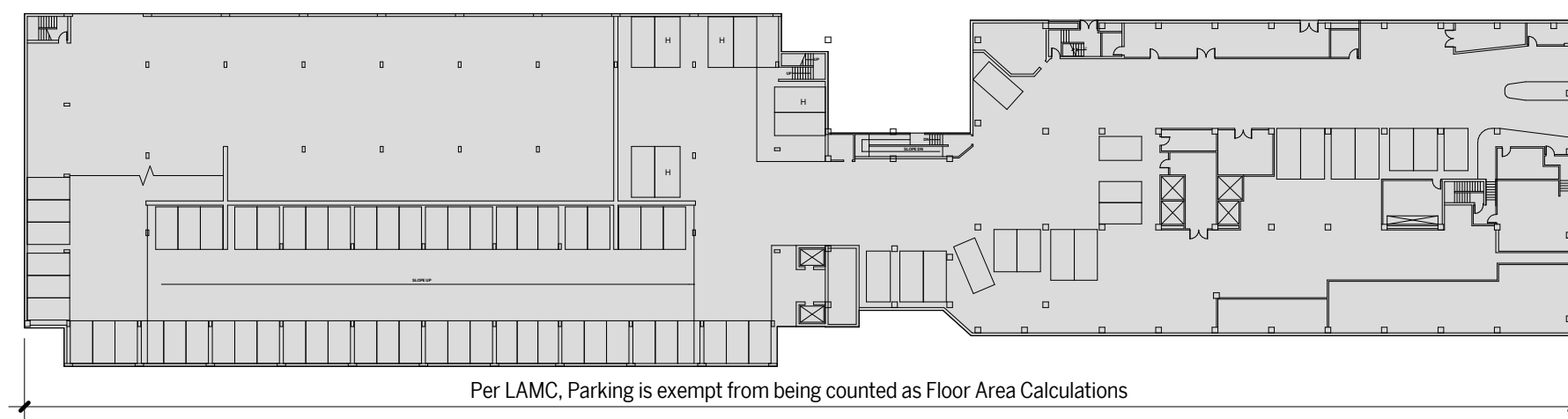
OPEN SPACE: Proposed Common and Private



PROPOSED

**BASEMENT
BUILDING 1**

**BASEMENT
BUILDING 2**



EXISTING

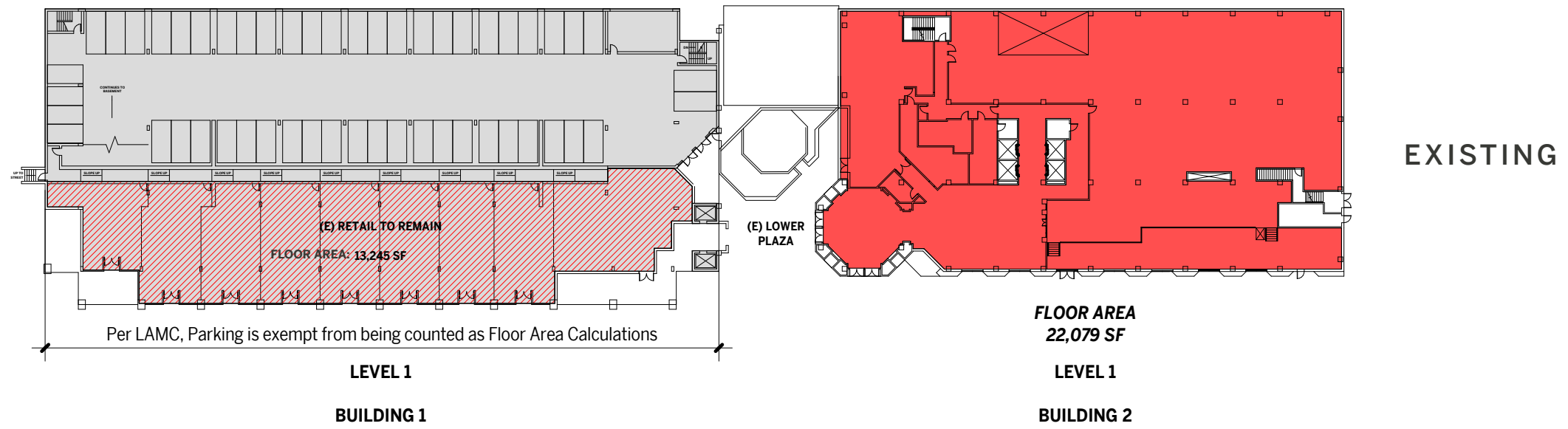
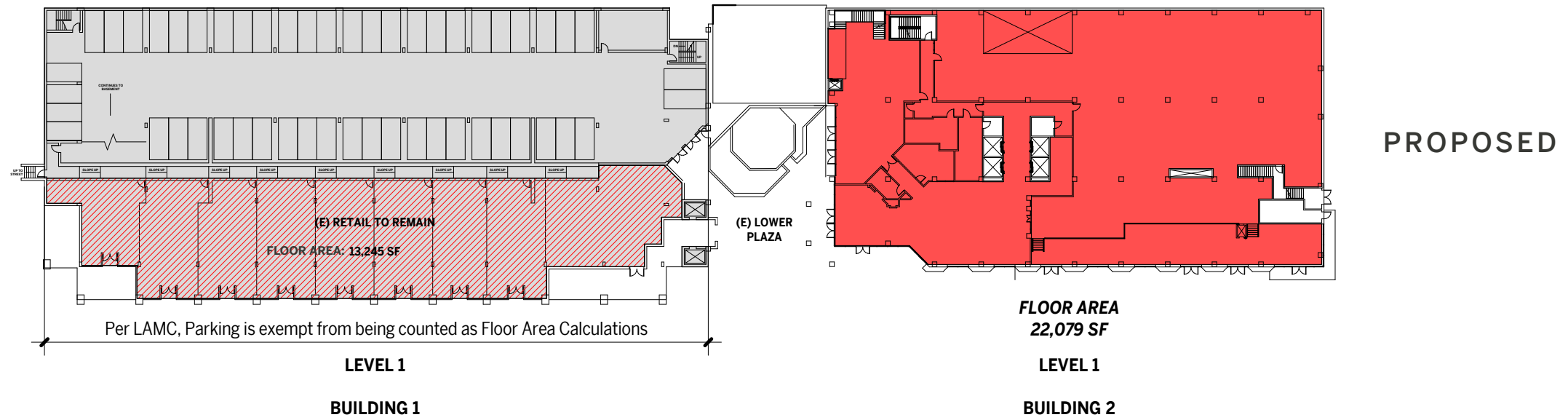
**BASEMENT
BUILDING 1**

**BASEMENT
BUILDING 2**

FLOOR AREA: Building 1 and Building 2 - Basement

EXHIBIT "A"
 Page No. 7 of 44
 Case No. DIR-2019-7740-SPR



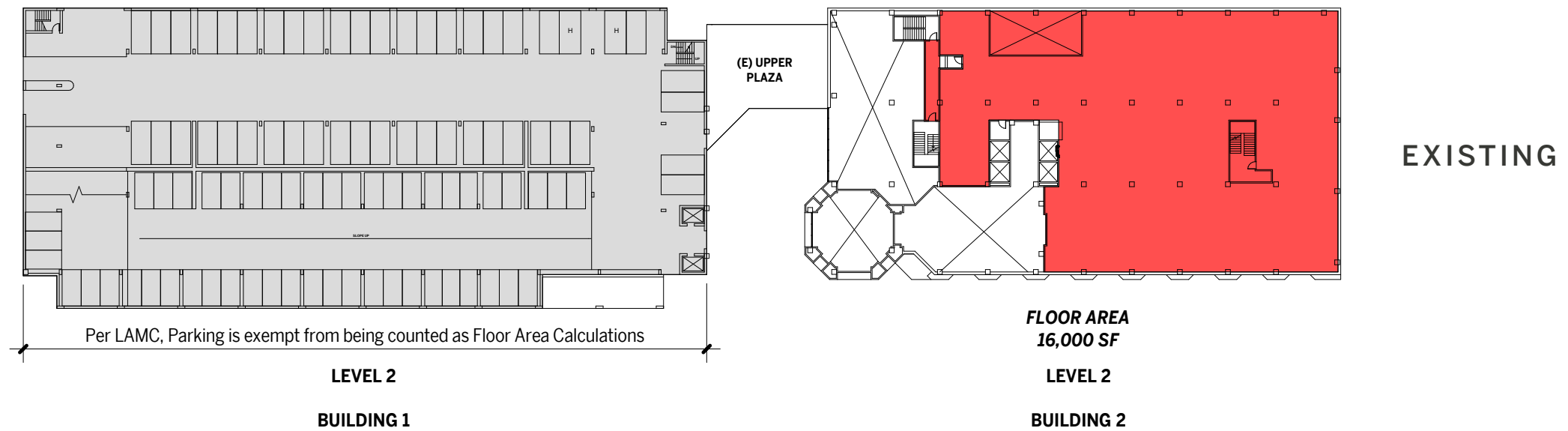
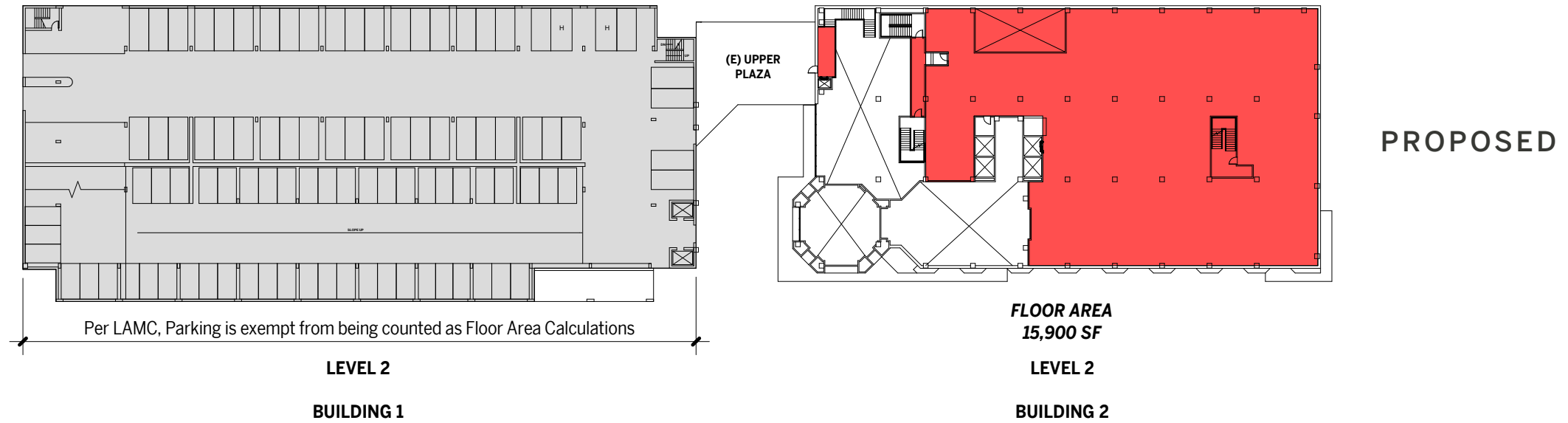


 Area counts towards Floor Area Calculations

FLOOR AREA: Building 1 and Building 2 - Level 1

EXHIBIT "A"
 Page No. 8 of 44
 Case No. DIR-2019-7740-SPR

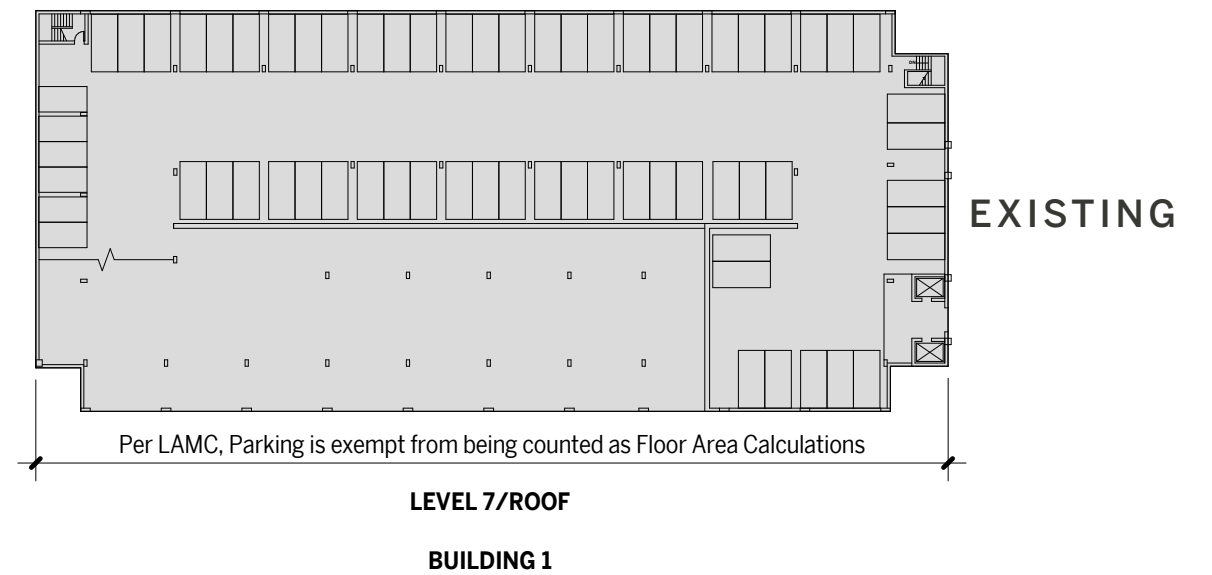
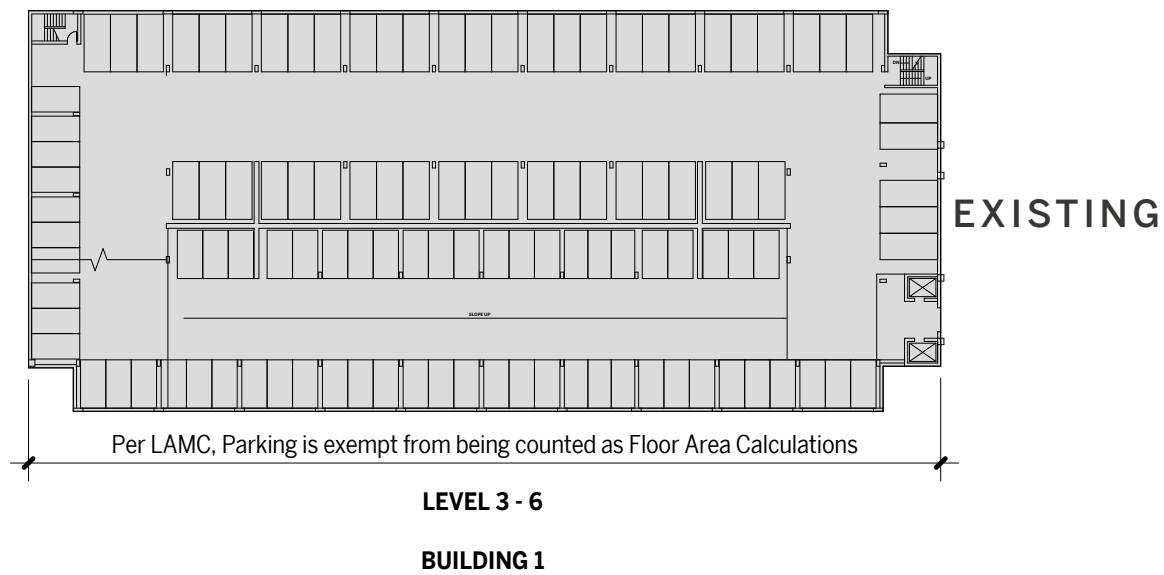
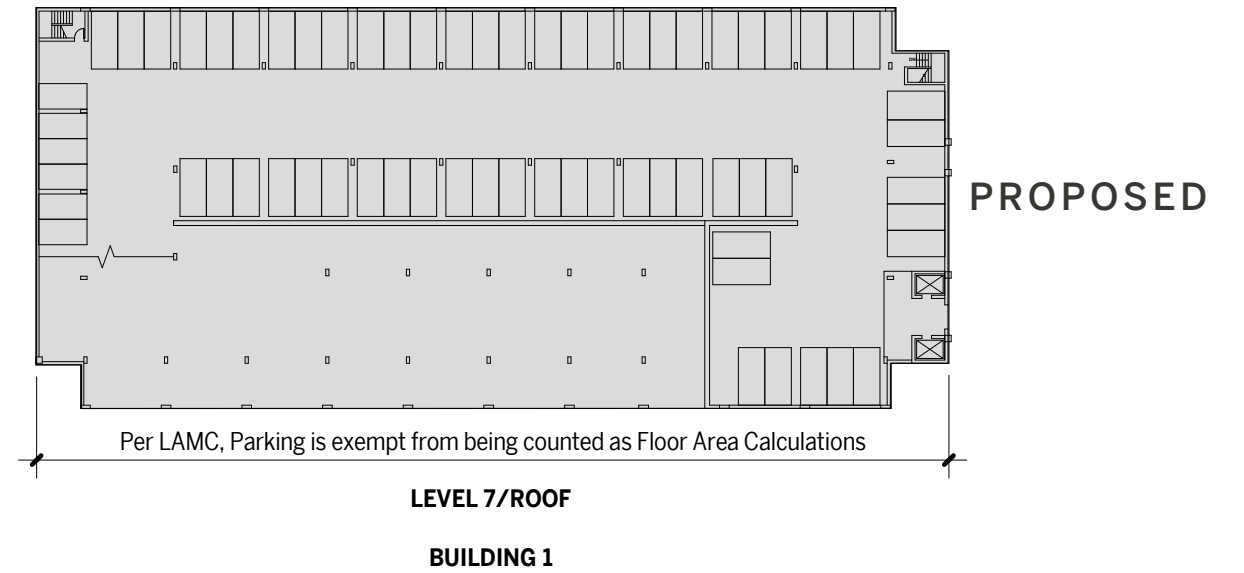
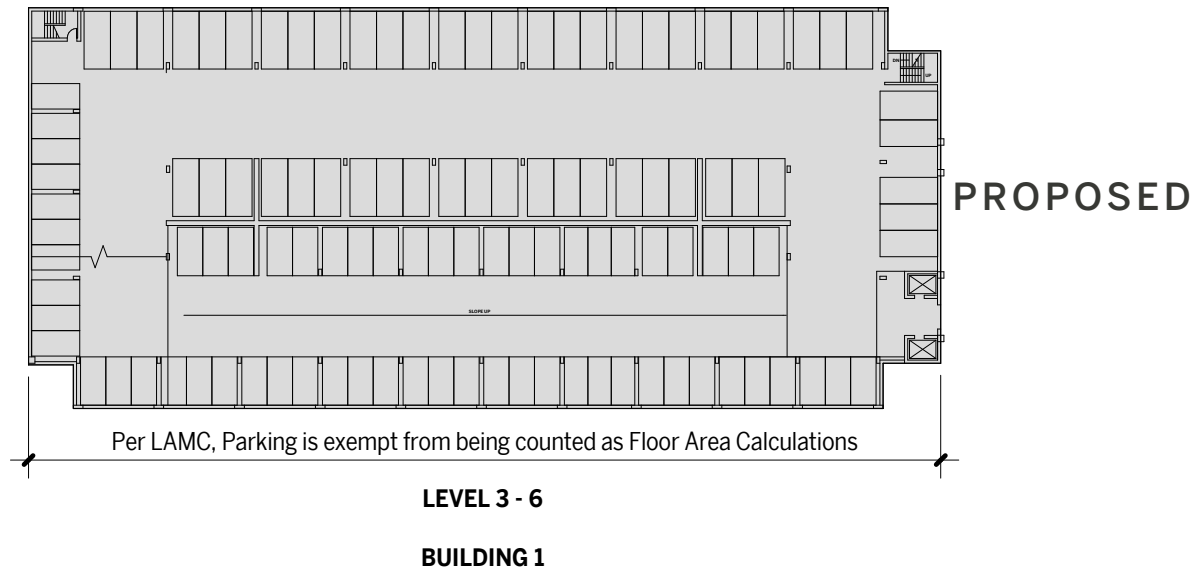




 Area counts towards Floor Area Calculations

FLOOR AREA: Building 1 and Building 2 - Level 2

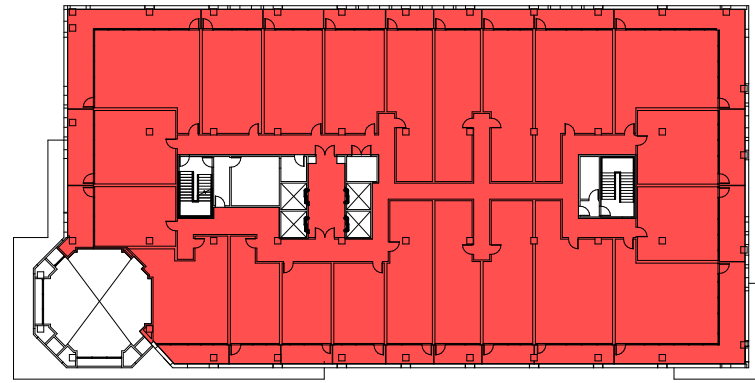




NOTE: These are floor area diagrams only, Refer to the Floor Plans pages for the floor plan layout.

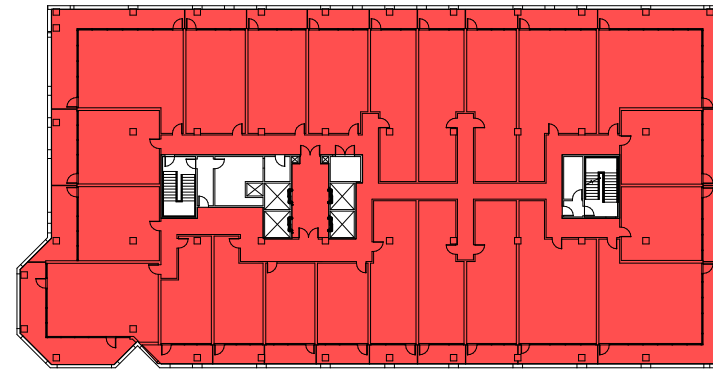
FLOOR AREA: Building 1 - Levels 3 - 7





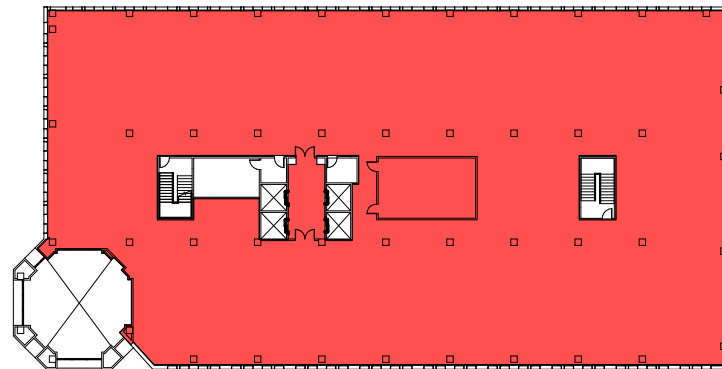
PROPOSED

FLOOR AREA
20,350 SF
LEVEL 3
BUILDING 2



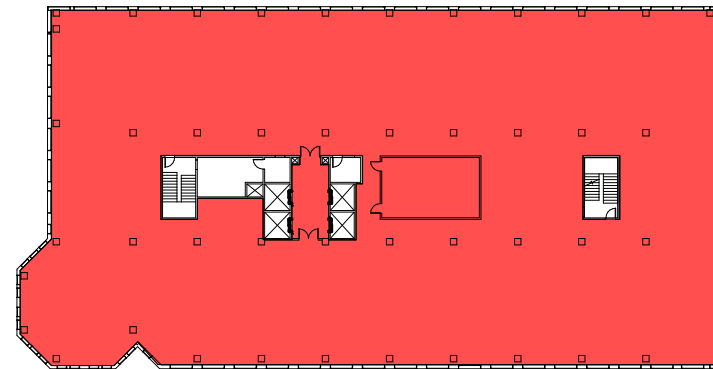
PROPOSED

FLOOR AREA
22,500 SF
LEVELS 4-11
BUILDING 2



EXISTING

FLOOR AREA
20,500 SF
LEVEL 3
BUILDING 2



EXISTING

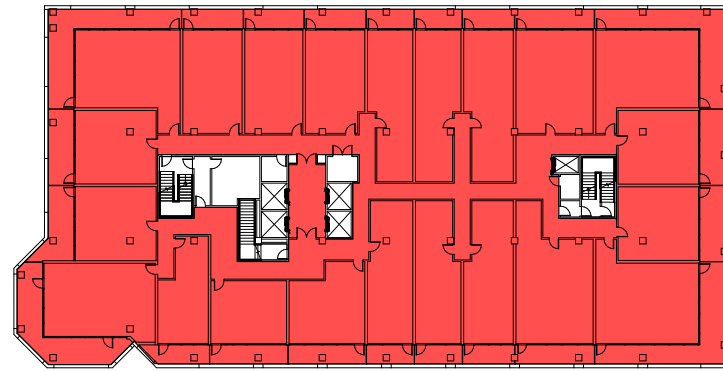
FLOOR AREA
22,700 SF
LEVELS 4-11
BUILDING 2

NOTE: These are floor area diagrams only, Refer to the Floor Plans pages for the floor plan layout.

 Area counts towards Floor Area Calculations

FLOOR AREA: Building 2

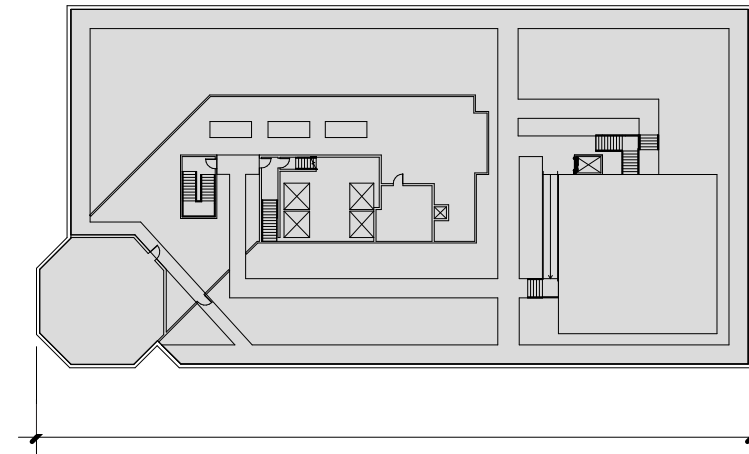




PROPOSED

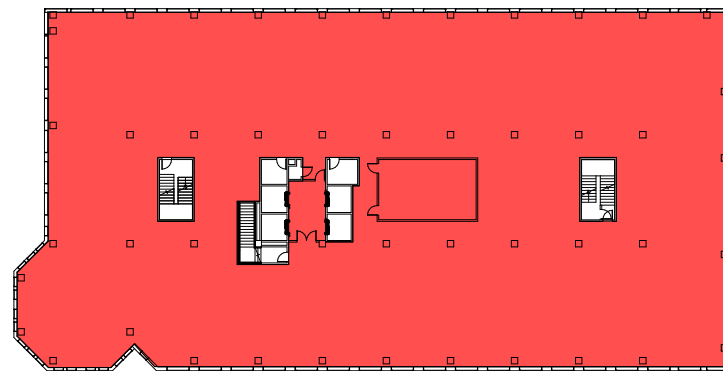
FLOOR AREA
22,300 SF

LEVEL 12
BUILDING 2



PROPOSED

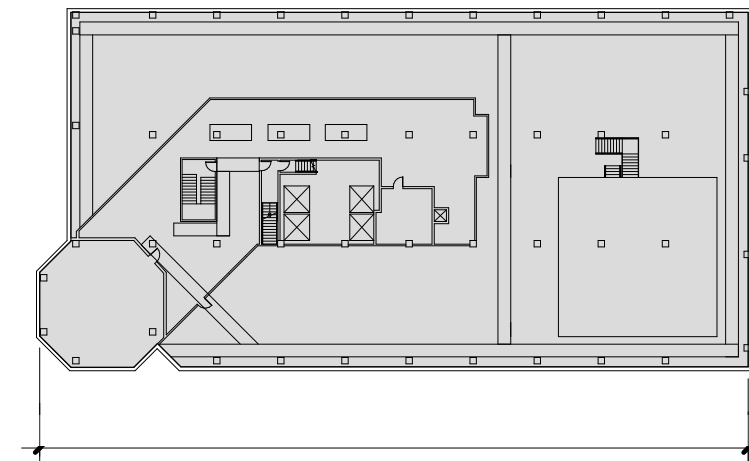
ROOF
BUILDING 2



EXISTING

FLOOR AREA
22,500 SF

LEVEL 12
BUILDING 2



EXISTING

ROOF
BUILDING 2

NOTE: These are floor area diagrams only, Refer to the Floor Plans pages for the floor plan layout.

 Area counts towards Floor Area Calculations

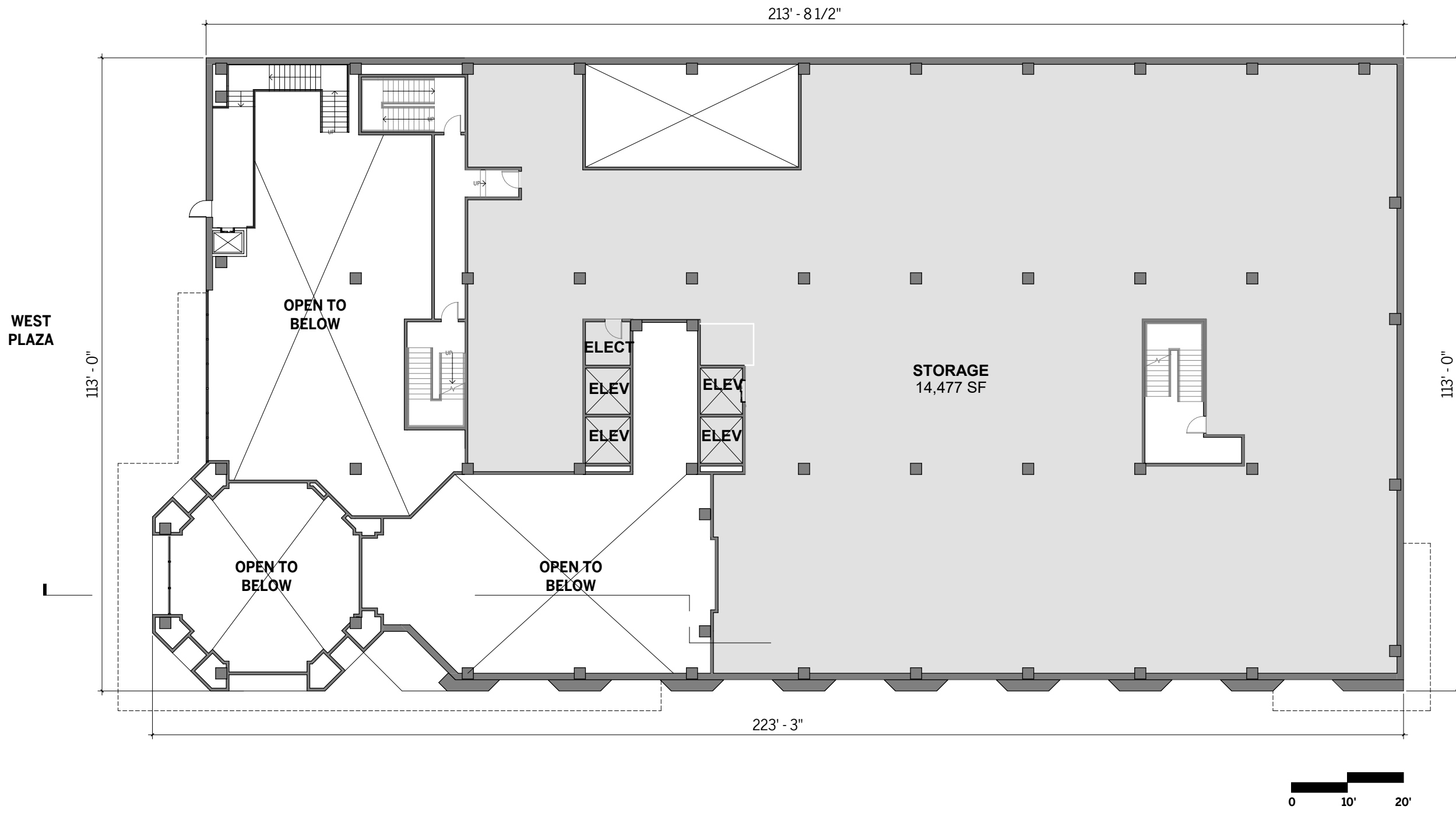
FLOOR AREA: Building 2 - Levels 4-Roof





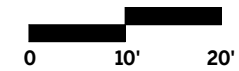
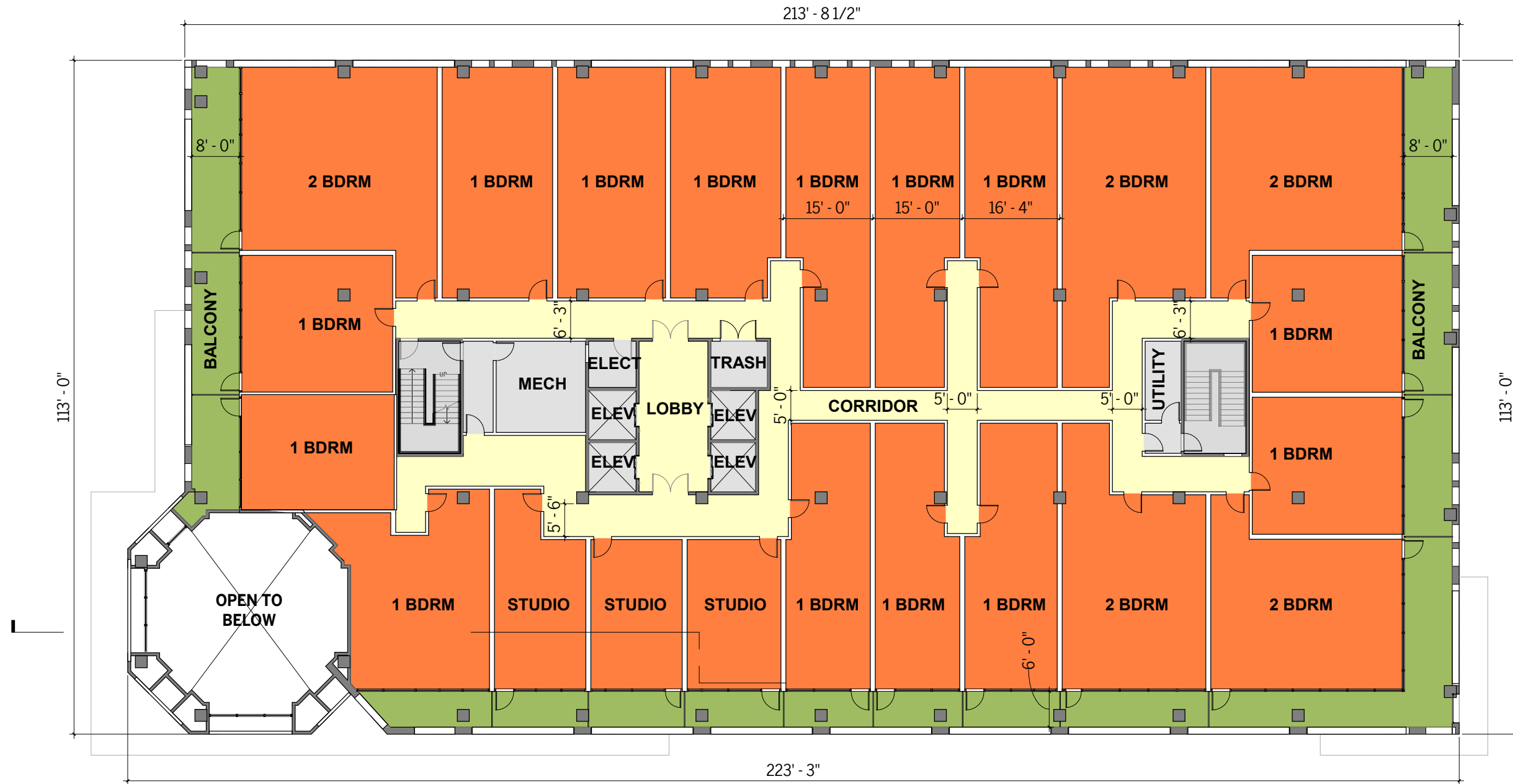
BUILDING 2: Proposed - Ground Level Floor Plan

EXHIBIT "A"
 Page No. 13 of 44
 Case No. DIR-2019-7740-SPR



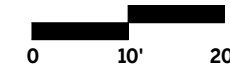
BUILDING 2: Proposed - Mezzanine Level Floor Plan

EXHIBIT "A"
 Page No. 14 of 44
 Case No. DIR-2019-7740-SPR



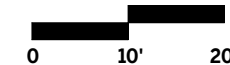
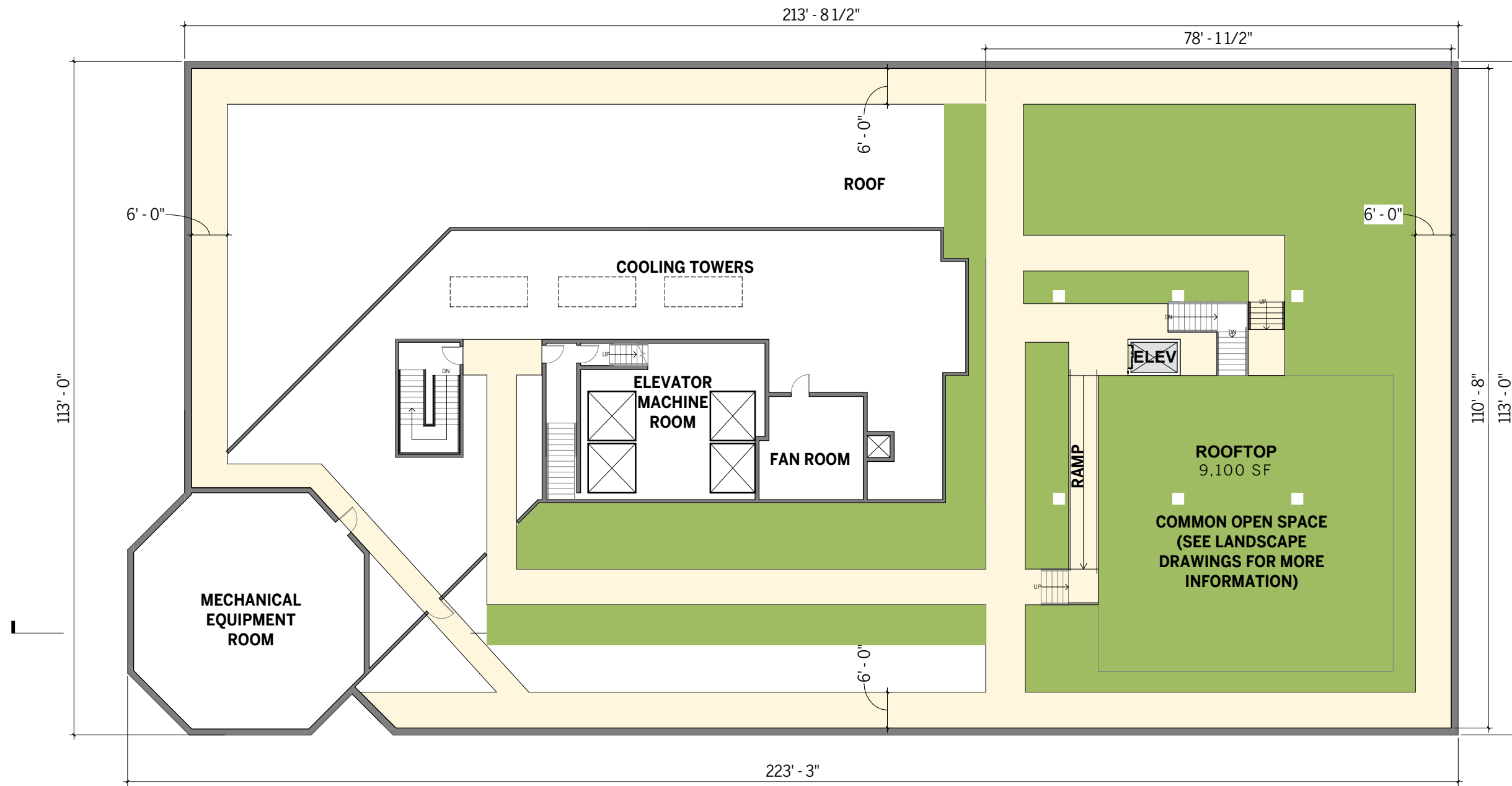
BUILDING 2: Proposed - Level 3 Floor Plan (22 Units)

EXHIBIT "A"
 Page No. 15 of 44
 Case No. DIR-2019-7740-SPR



BUILDING 2: Proposed - Level 12 Floor Plan (22 Units)

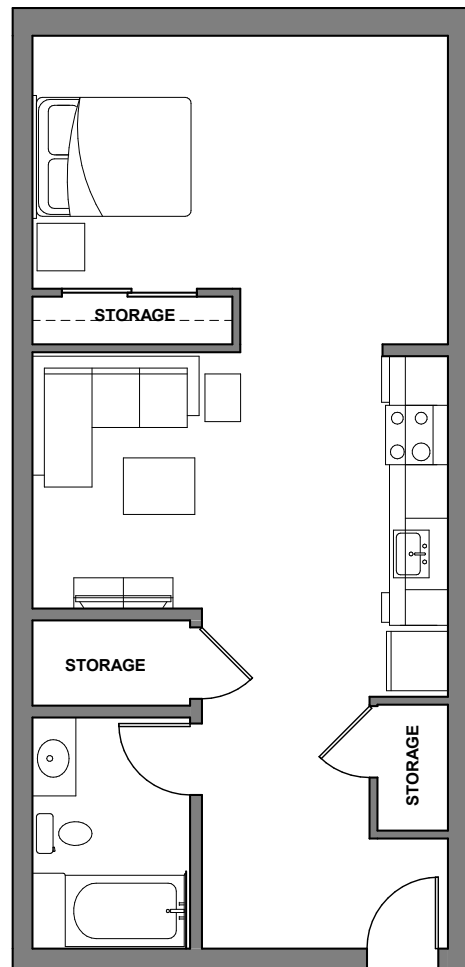
EXHIBIT "A"
 Page No. 17 of 44
 Case No. DIR-2019-7740-SPR



BUILDING 2: Proposed - Roof Level Floor Plan

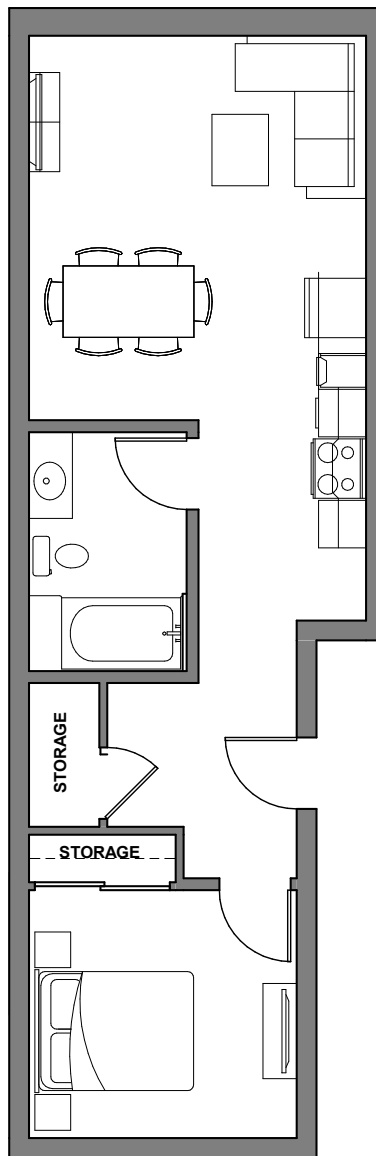
EXHIBIT "A"
 Page No. 18 of 44
 Case No. DIR-2019-7740-SPR

WINDOW / BALCONY



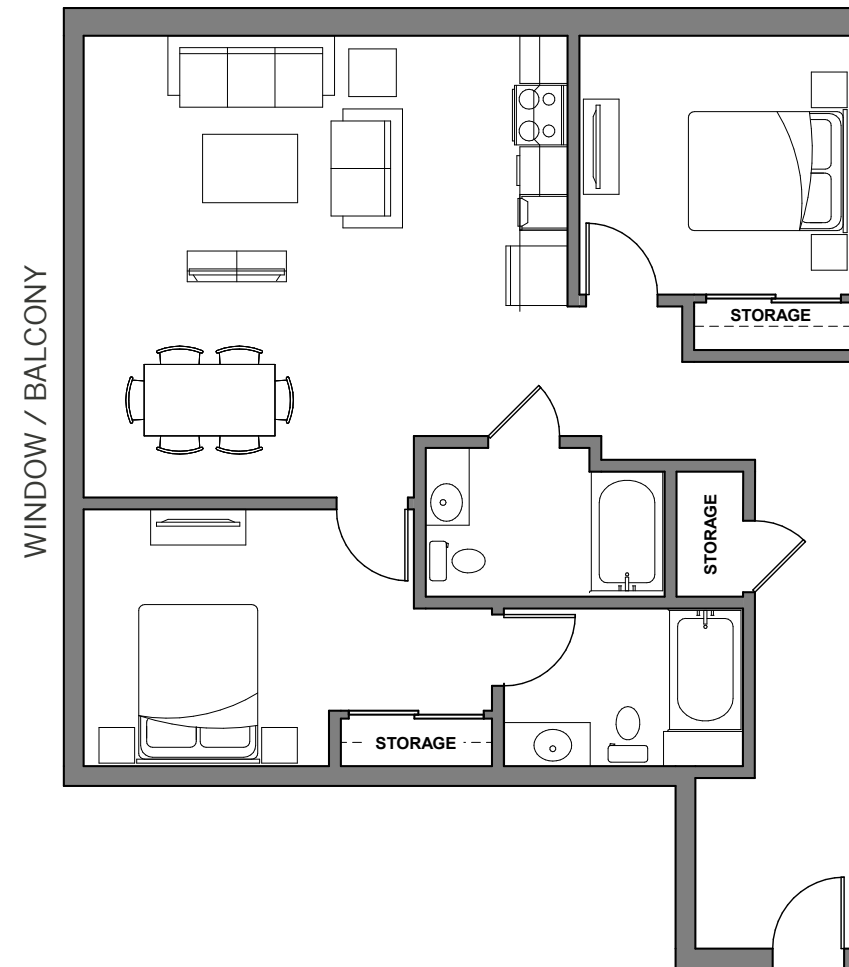
STUDIO UNIT

WINDOW / BALCONY



1-BEDROOM UNIT

WINDOW / BALCONY

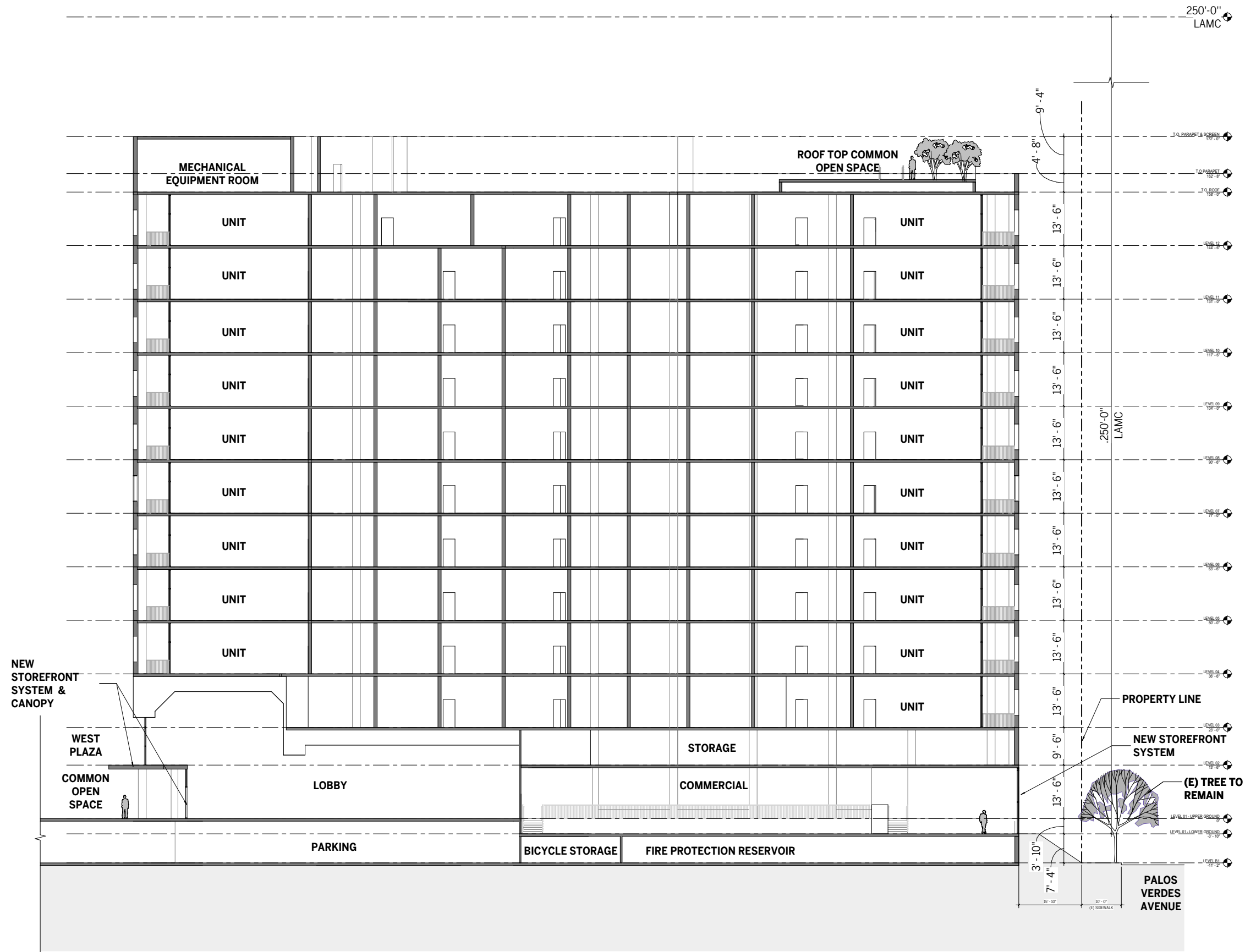


2-BEDROOM UNIT

NOTE: For sample purposes; not intended as final unit layout.

CONCEPTUAL UNIT LAYOUT

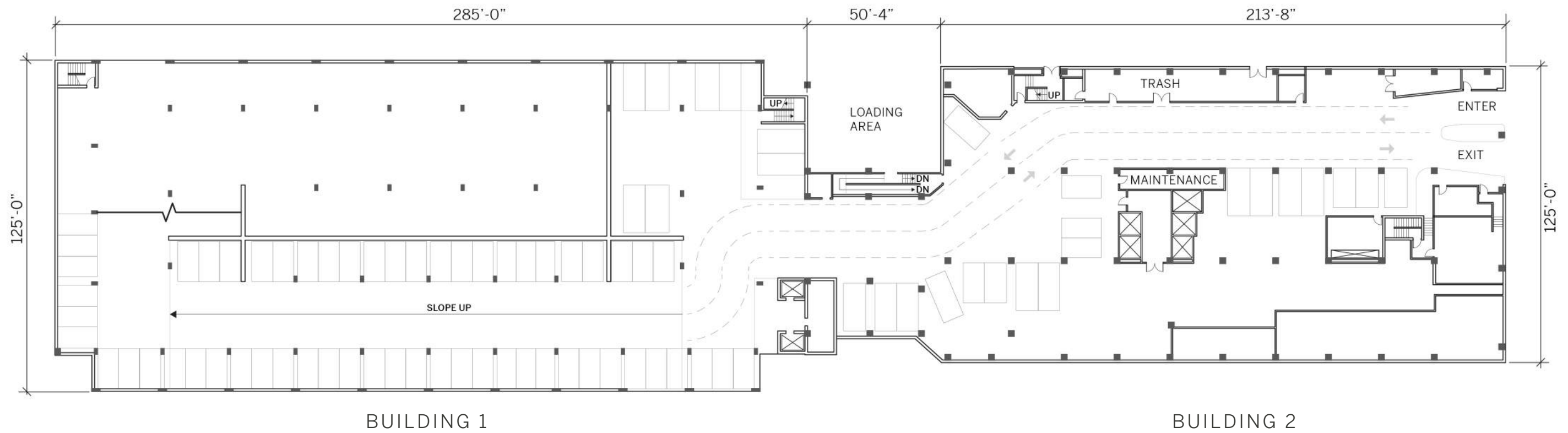
EXHIBIT "A"
 Page No. 19 of 44
 Case No. DIR-2019-7740-SPR



BUILDING 2: Proposed Section

EXHIBIT "A"
 Page No. 20 of 44
 Case No. DIR-2019-7740-SPR



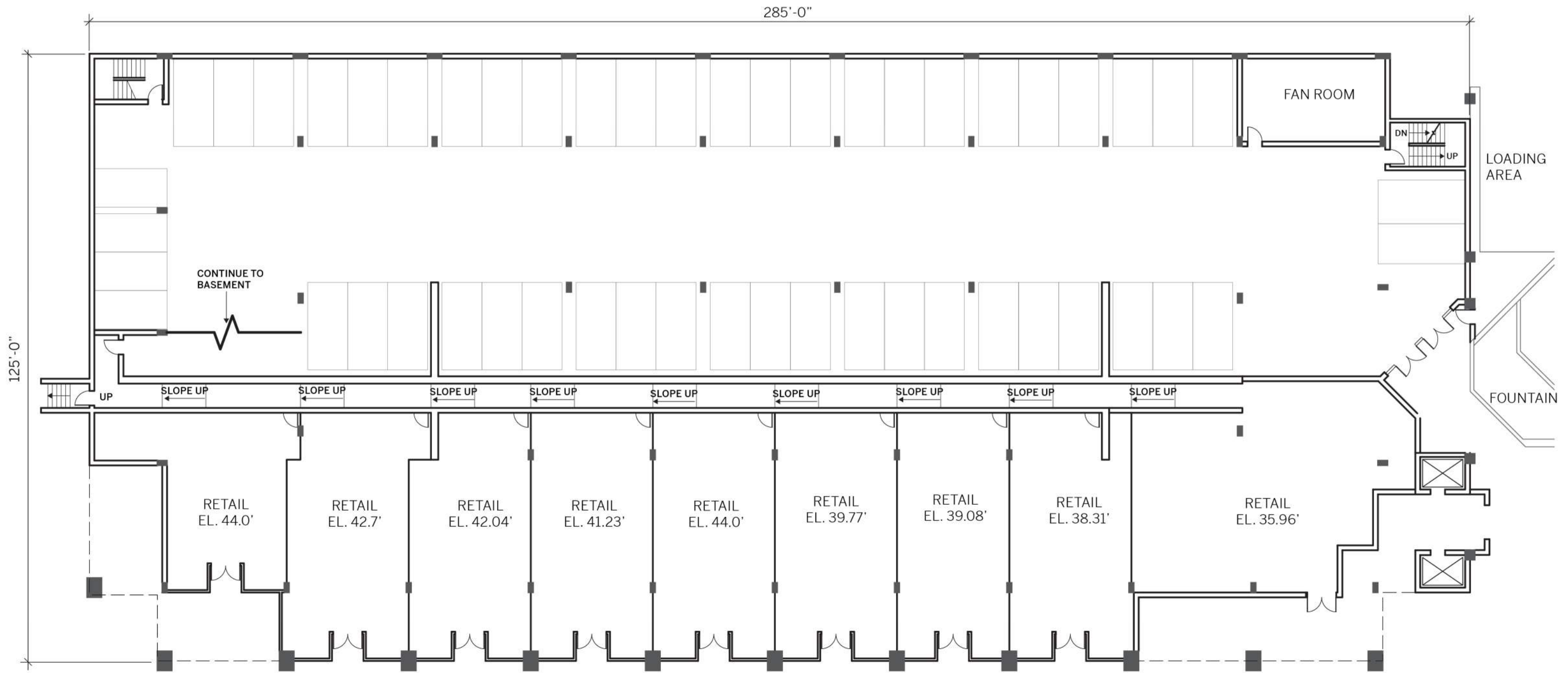


BUILDING 1 AND BUILDING 2: Existing - Basement Floor Plan

EXHIBIT "A"

Page No. 21 of 44
 Case No. DIR-2019-7740-SPR

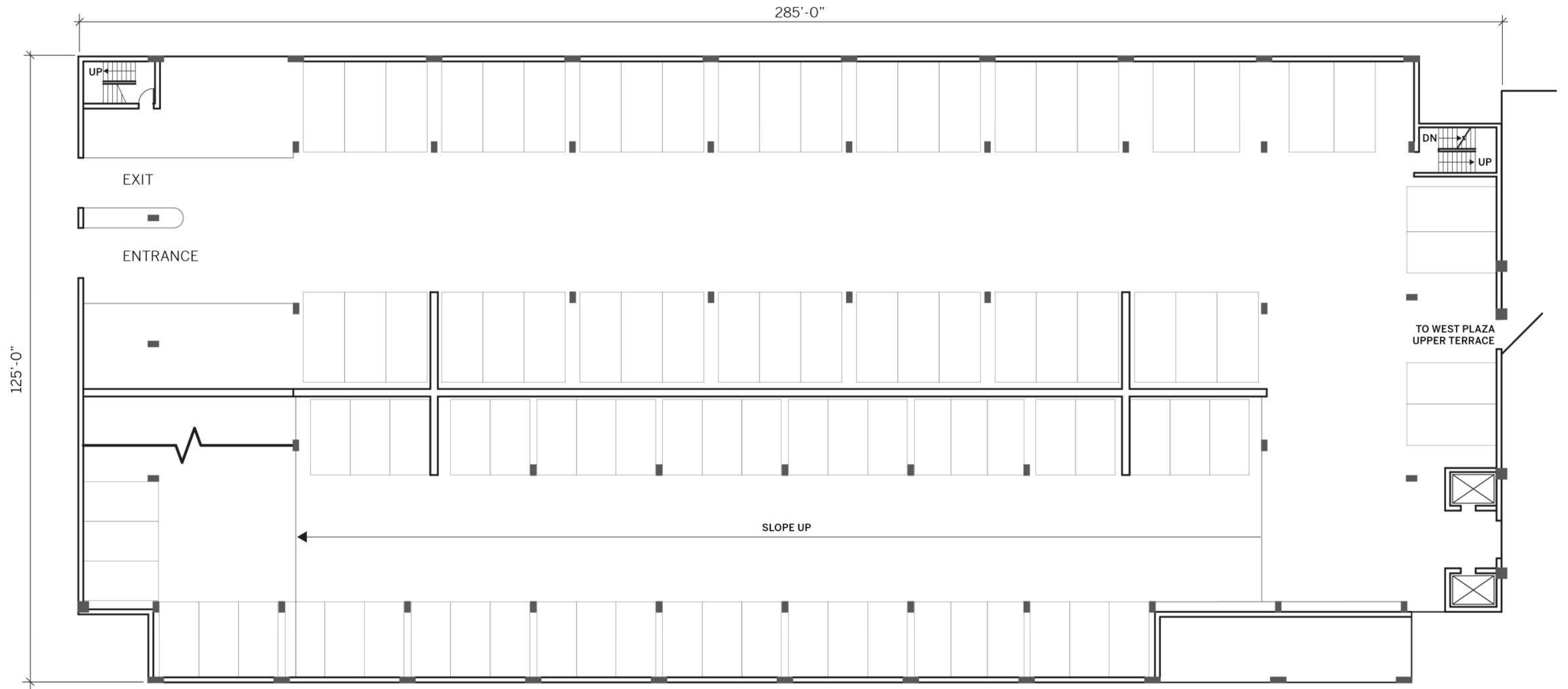




BUILDING 1: Existing - Ground Floor Plan

EXHIBIT "A"
 Page No. 22 of 44
 Case No. DIR-2019-7740-SPR





BUILDING 1: Existing - Level 2 Floor Plan

EXHIBIT "A"
 Page No. 23 of 44
 Case No. DIR-2019-7740-SPR

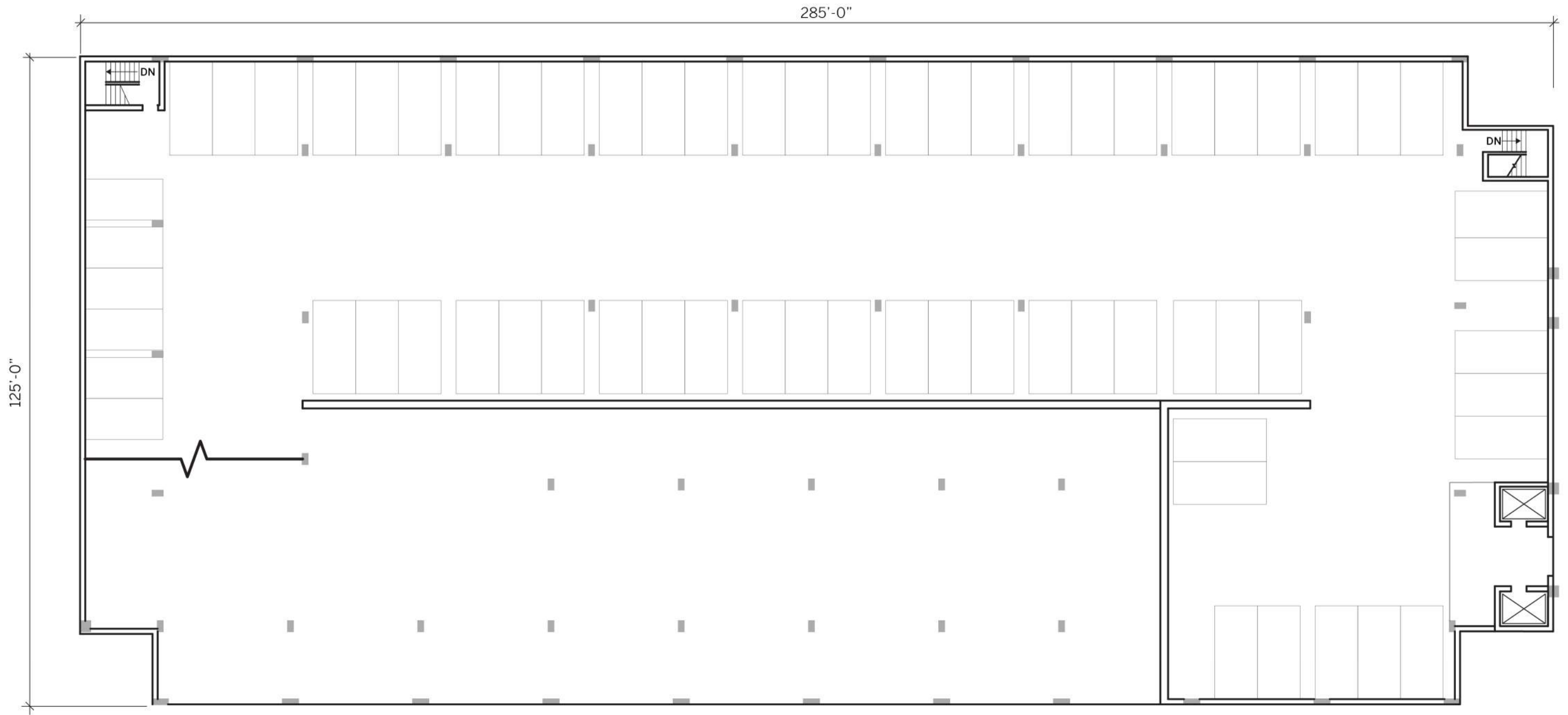




BUILDING 1: Existing - Level 3-6 Floor Plan

EXHIBIT "A"
 Page No. 24 of 44
 Case No. DIR-2019-7740-SPR

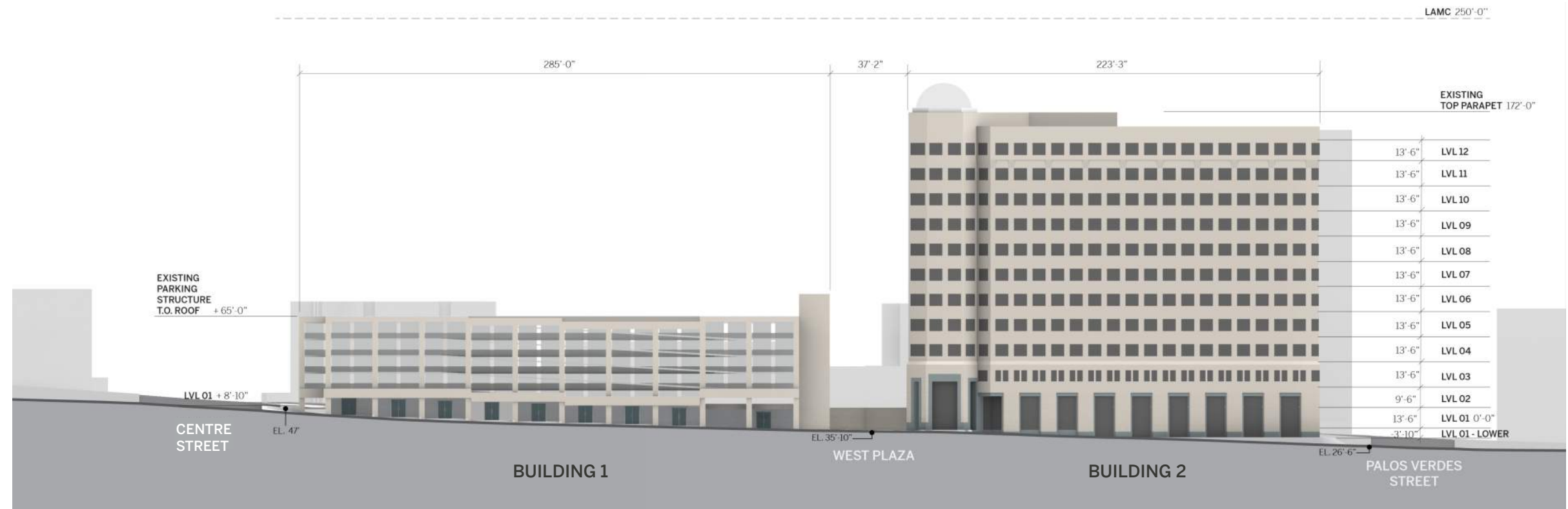




BUILDING 1: Existing - Level 7 Floor Plan

EXHIBIT "A"
Page No. 25 of 44
Case No. DIR-2019-7740-SPR





EXISTING

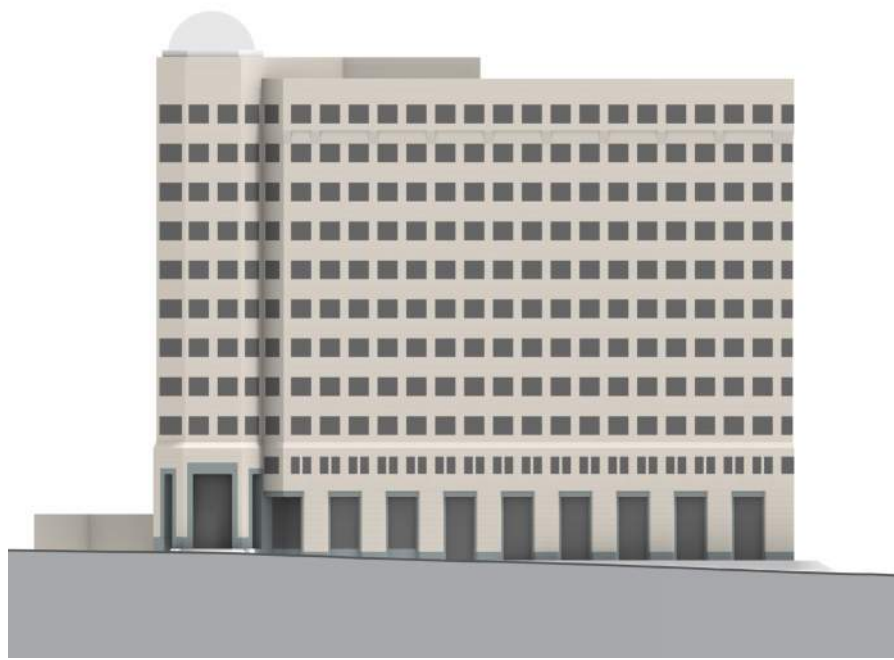


PROPOSED

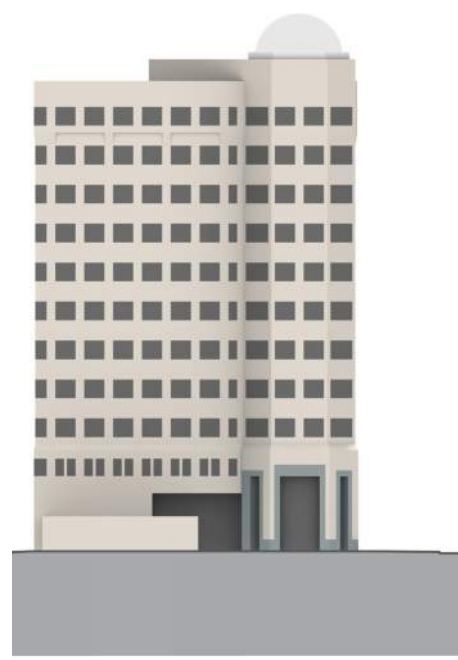
BUILDING 1 AND BUILDING 2 SITE SECTION: Existing and Proposed



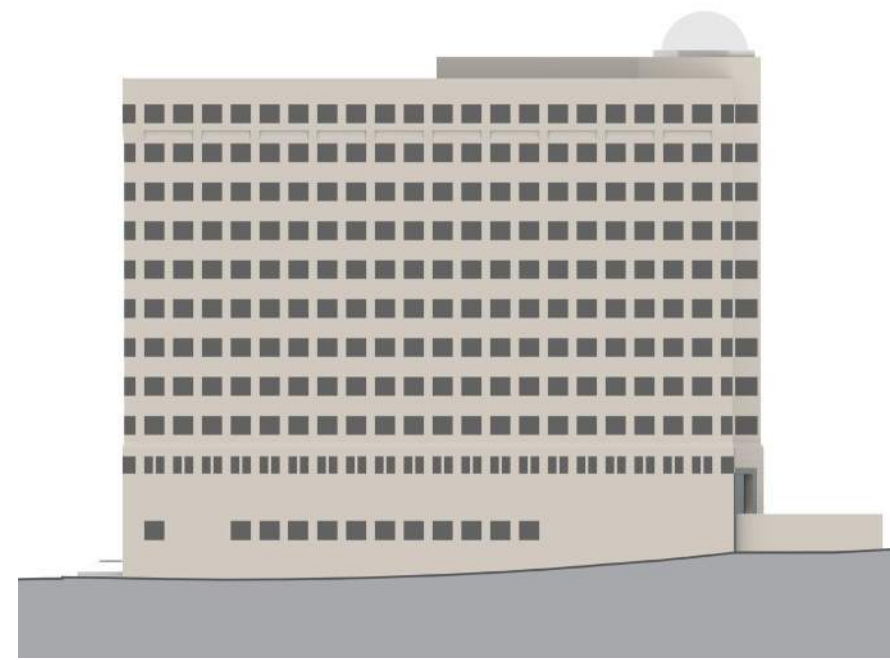
EXHIBIT "A"
 Page No. 26 of 44
 Case No. DIR-2019-7740-SPR



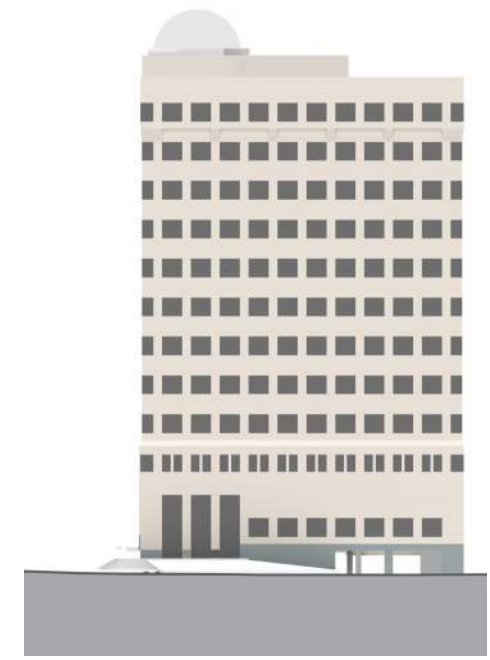
SOUTH



WEST



NORTH



EAST
EXISTING



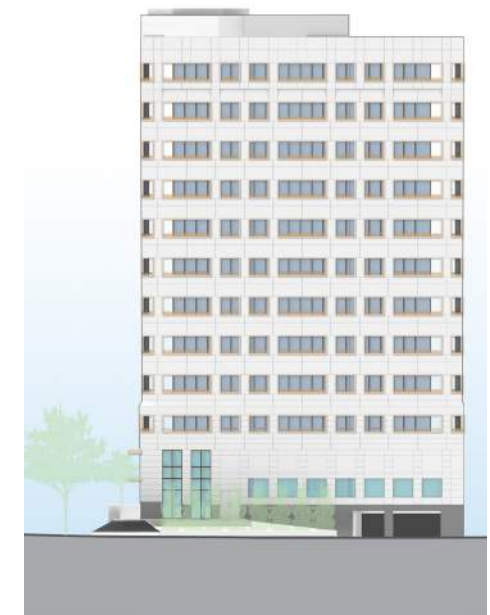
SOUTH



WEST



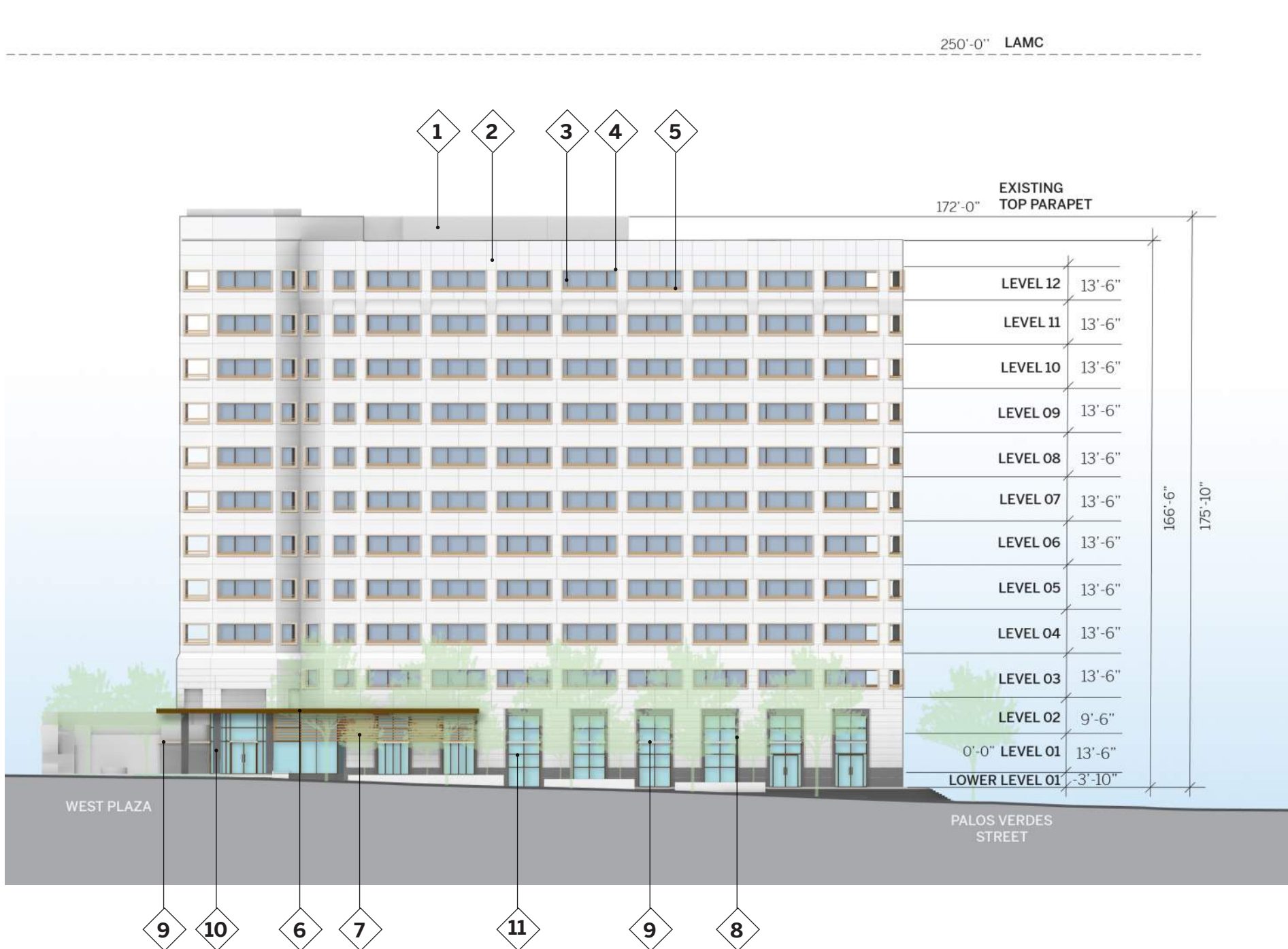
NORTH



EAST
PROPOSED

BUILDING 2 ELEVATIONS: Existing and Proposed

EXHIBIT "A"
Page No. 27 of 44
Case No. DIR-2019-7740-SPR



- 1 Existing "Marblecrete", Plaster Painted Off-White
- 2 Existing "Marblecrete", Plaster, typ. Painted Off-White
- 3 New Anodized Aluminum Storefront System, Painted Dark Bronze
New Low-E Insulated Glass behind existing facade
- 4 Pre-finished Aluminum Surround in location of existing windows Champagne Color
- 5 Pre-finished Plate Steel Guardrail Painted Dark Gray with IPE Wood Top Rail
- 6 Prefinished Aluminum Panel System Canopy Champagne
- 7 IPE Wood Louver System on Galvanized Painted Steel Supports Painted Dark Gray
- 8 Pre-finished Metal Panel System, typ. Painted Dark Gray
- 9 Pre-finished Aluminum Panel System Canopy, At all ground floor openings Champagne
- 10 Pre-finished Metal Panel Column Covers, typ. Painted Dark Gray
- 11 New Anodized Aluminum Storefront System, Painted Dark Bronze with Low-E Insulated Glass

BUILDING 2 ELEVATION: South - Proposed

EXHIBIT "A"
 Page No. 28 of 44
 Case No. DIR-2019-7740-SPR



LAMC 250'-0"



- 1 Existing "Marblecrete", Plaster Painted Off-White
- 2 Existing "Marblecrete", Plaster, typ. Painted Off-White
- 3 New Anodized Aluminum Storefront System, Painted Dark Bronze
New Low-E Insulated Glass behind existing facade
- 4 Pre-finished Aluminum Surround in location of existing windows Champagne Color
- 5 Pre-finished Plate Steel Guardrail Painted Dark Gray with IPE Wood Top Rail
- 6 Prefinished Aluminum Panel System Canopy Champagne
- 7 IPE Wood Louver System on Galvanized Painted Steel Supports Painted Dark Gray
- 8 Pre-finished Metal Panel System, typ. Painted Dark Gray
- 9 Pre-finished Aluminum Panel System Canopy, At all ground floor openings Champagne
- 10 Pre-finished Metal Panel Column Covers, typ. Painted Dark Gray
- 11 New Anodized Aluminum Storefront System, Painted Dark Bronze with Low-E Insulated Glass

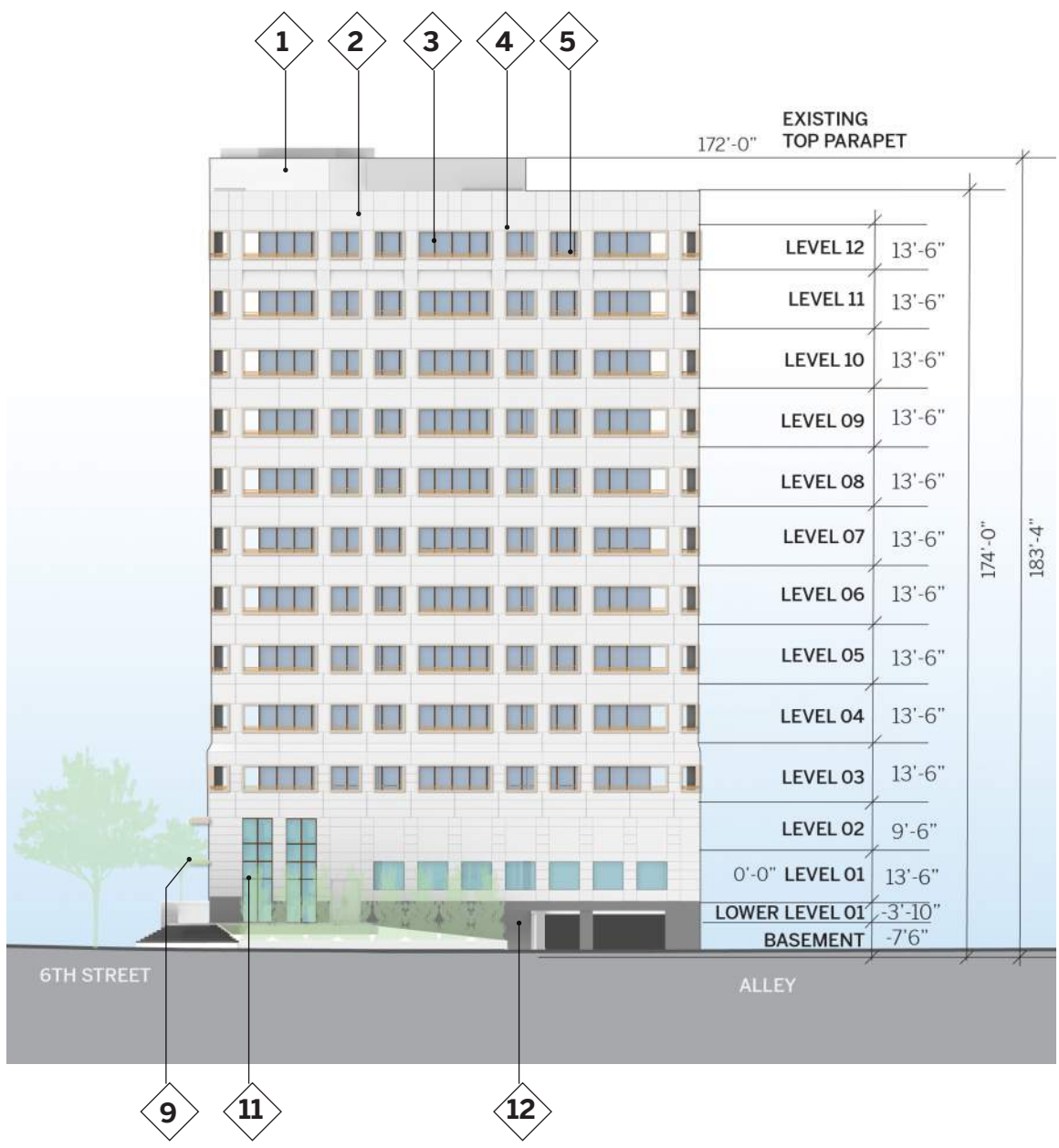
BUILDING 2 ELEVATION: North - Proposed

250'-0"

250'-0" LAMC



WEST



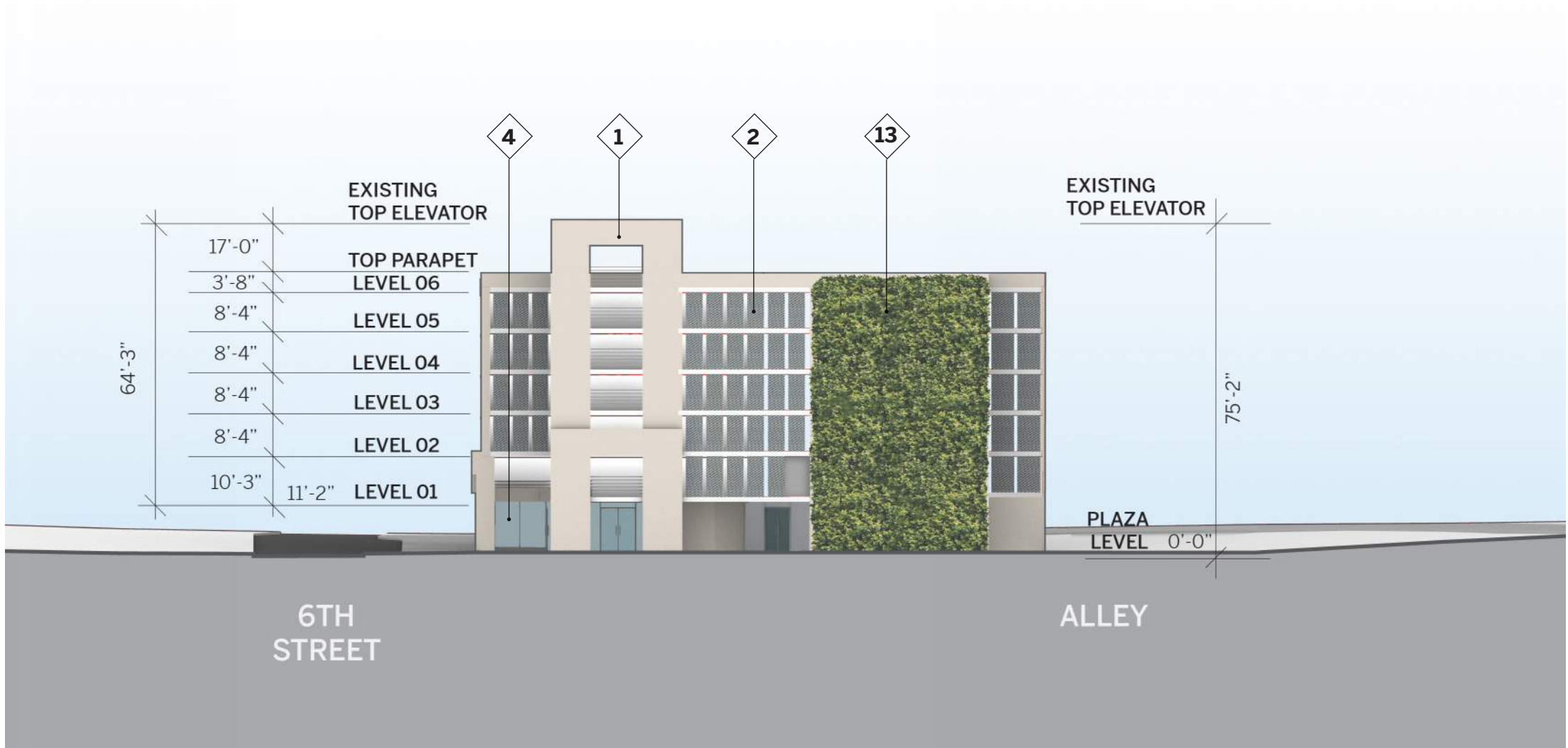
EAST

- 1 Existing "Marblecrete", Plaster Painted Off-White
- 2 Existing "Marblecrete", Plaster, typ. Painted Off-White
- 3 New Anodized Aluminum Storefront System, Painted Dark Bronze
New Low-E Insulated Glass behind existing facade
- 4 Pre-finished Aluminum Surround in location of existing windows Champagne Color
- 5 Pre-finished Plate Steel Guardrail Painted Dark Gray with IPE Wood Top Rail
- 6 Pre-finished Aluminum Panel System Canopy Champagne
- 7 IPE Wood Louver System on Galvanized Painted Steel Supports Painted Dark Gray
- 8 Pre-finished Metal Panel System, typ. Painted Dark Gray
- 9 Pre-finished Aluminum Panel System Canopy, At all ground floor openings Champagne
- 10 Pre-finished Metal Panel Column Covers, typ. Painted Dark Gray
- 11 New Anodized Aluminum Storefront System, Painted Dark Bronze with Low-E Insulated Glass
- 12 Existing "Marblecrete", Plaster Painted Dark Gray to match Metal Panel System, typ.

BUILDING 2 ELEVATION: Proposed - West & East

EXHIBIT "A"
 Page No. 30 of 44
 Case No. DIR-2019-7740-SPR



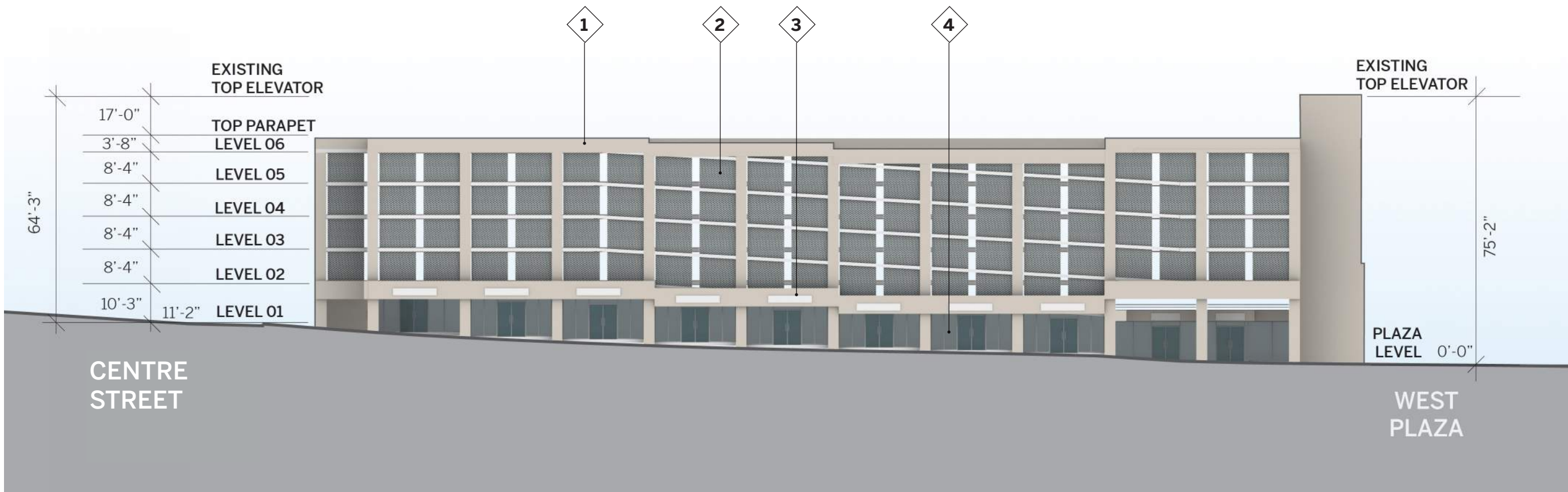


- 1 Existing "Marblecrete", Plaster
- 2 Existing Metal Screen
- 3 Existing Sign
- 4 Existing Glass
- 13 Green Wall

PARKING ELEVATION: East - Proposed

EXHIBIT "A"
 Page No. 31 of 44
 Case No. DIR-2019-7740-SPR





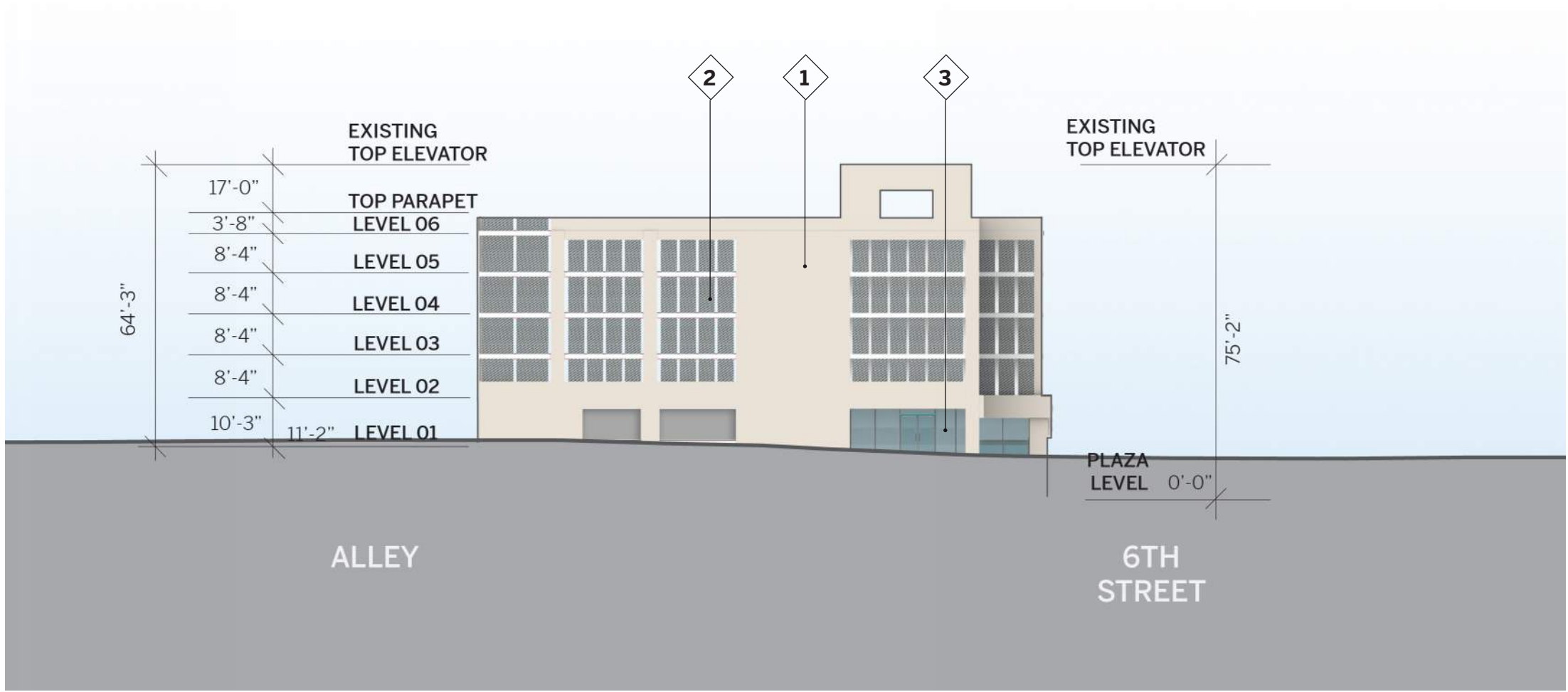
- 1 Existing "Marblecrete", Plaster
- 2 Existing Metal Screen
- 3 Existing Sign
- 4 Existing Glass

PARKING ELEVATION: South - Existing and Proposed

EXHIBIT "A"

Page No. 32 of 44
 Case No. DIR-2019-7740-SPR



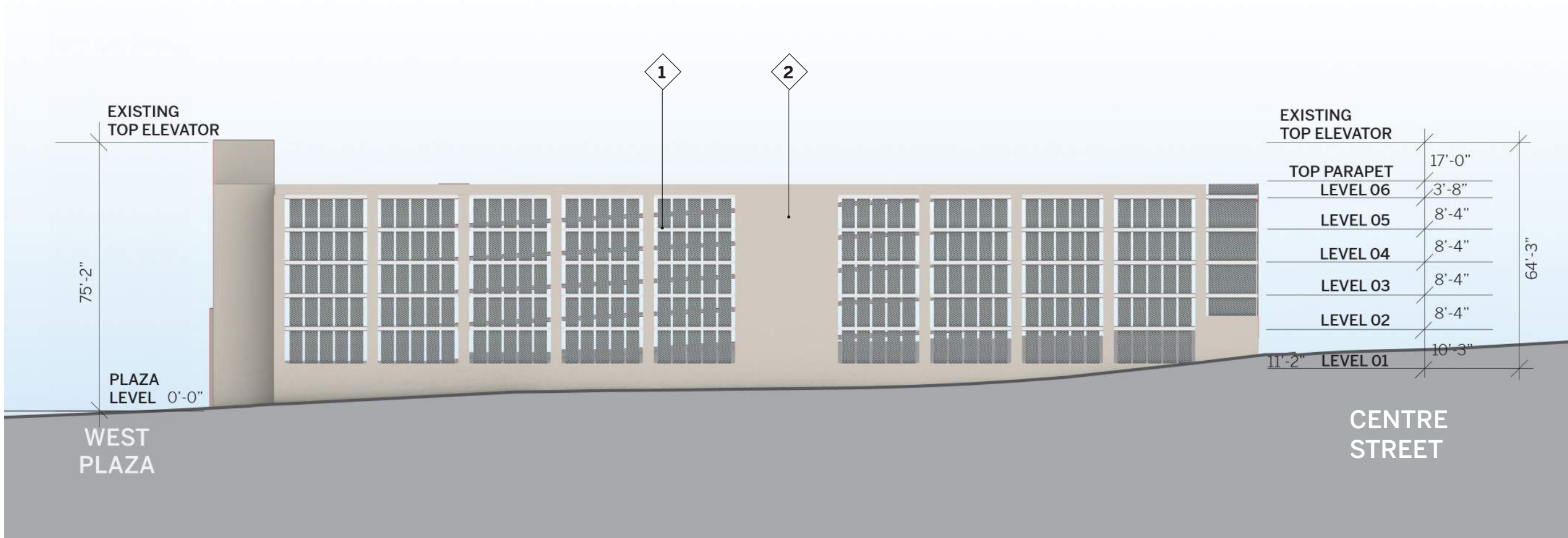


- 1** Existing "Marblecrete", Plaster
- 2** Existing Metal Screen
- 3** Existing Sign
- 4** Existing Glass

PARKING ELEVATION: West - Existing and Proposed

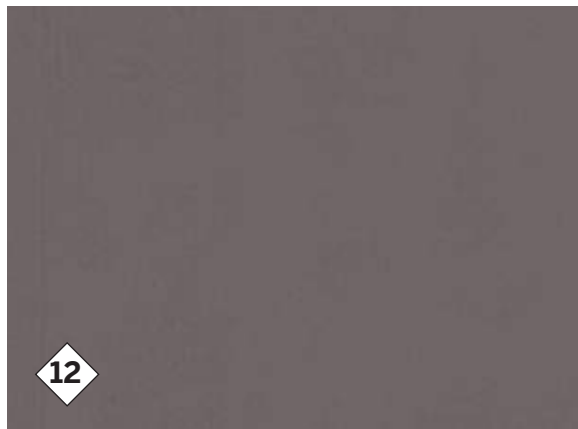
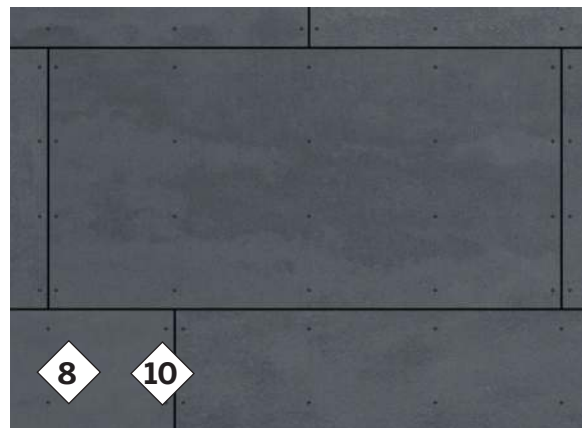
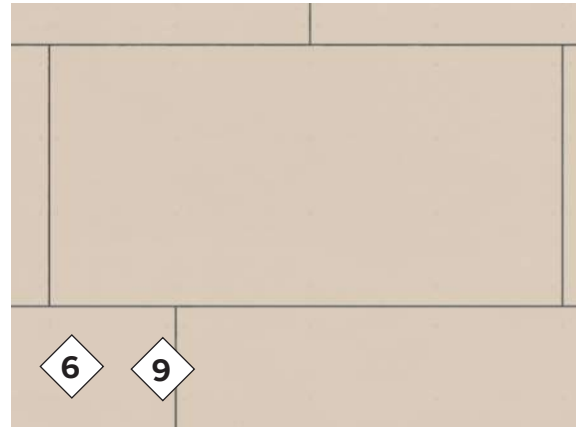
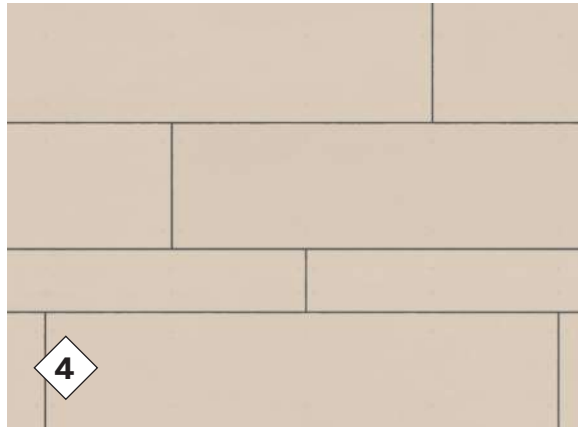
EXHIBIT "A"
 Page No. 33 of 44
 Case No. DIR-2019-7740-SPR





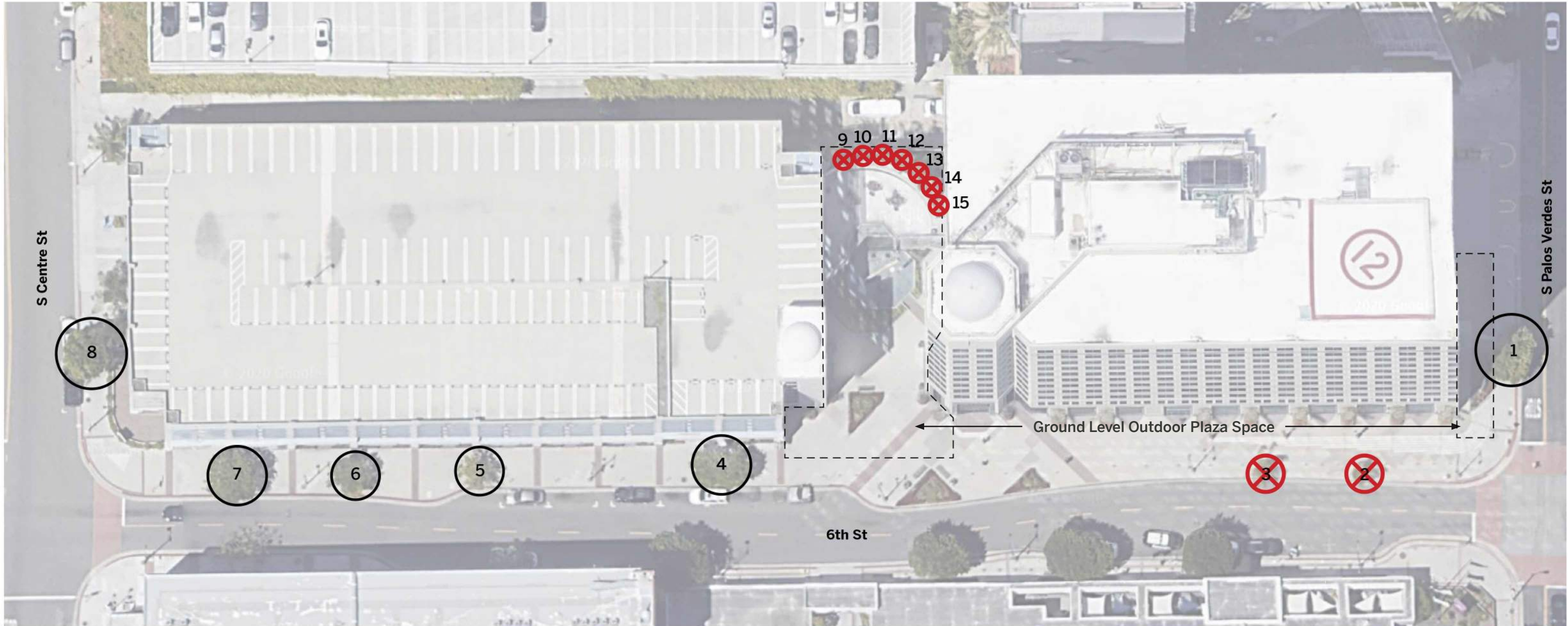
- 1
 Existing "Marblecrete", Plaster
- 2
 Existing Metal Screen
- 3
 Existing Sign
- 4
 Existing Glass

PARKING ELEVATION: North - Existing and Proposed



- 1 Existing "Marblecrete", Plaster Painted Off-White
- 2 Existing "Marblecrete", Plaster, typ. Painted Off-White
- 3 New Anodized Aluminum Storefront System, Painted Dark Bronze
New Low-E Insulated Glass behind existing facade
- 4 Pre-finished Aluminum Surround in location of existing windows Champagne Color
- 5 Pre-finished Plate Steel Guardrail Painted Dark Gray with IPE Wood Top Rail
- 6 Pre-finished Aluminum Panel System Canopy Champagne
- 7 IPE Wood Louver System on Galvanized Painted Steel Supports Painted Dark Gray
- 8 Pre-finished Metal Panel System, typ. Painted Dark Gray
- 9 Pre-finished Aluminum Panel System Canopy Champagne
- 10 Pre-finished Metal Panel System, typ. Painted Dark Gray
- 11 New Anodized Aluminum Storefront System, Painted Dark Bronze with Low-E Insulated Glass
- 12 Existing "Marblecrete", Plaster Painted Dark Gray to match Metal Panel System, typ.
- 13 Planted "Green Wall" Various plants

PROPOSED MATERIALS



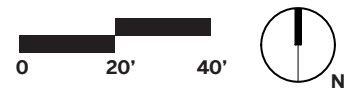
EXISTING TREES:
 1 and 4 through 8: Carrotwood (*Cupaniopsis Anacardioides*)
 2, 3, and 9 through 15: Queen Palm (*Syagrus Romanzoffiana*)

TREES TO BE REMOVED:
 2, 3, and 9 through 15

Ground Level Outdoor Plaza/Sidewalk Space (on property): 7,540 SF
Landscaped Area: 1,905 SF (25%)

EXISTING TREE LOCATION PLAN

EXHIBIT "A"
 Page No. 36 of 44
 Case No. DIR-2019-7740-SPR



NOTE: Final street and sidewalk design in public right-of-way along 6th Street still pending. A case management meeting is scheduled for 3/13/2020 to provide determination on the Bureau of Engineering street widening request (reference number 201900687).

BUILDING 1 AND BUILDING 2 GROUND LEVEL: Overall Site Plan

EXHIBIT "A"
 Page No. 37 of 44
 Case No. DIR-2019-7740-SPR



BUILDING 1 AND BUILDING 2 GROUND LEVEL: Plaza Enlargement

EXHIBIT "A"
 Page No. 38 of 44
 Case No. DIR-2019-7740-SPR



1 *Koelreuteria paniculata*
Golden Rain Tree



2 *Olea europaea 'Fruitless'*
Fruitless Olive



3 Crape myrtle 'Muskogee'
Muskogee Crape Myrtle



4 *Banksia integrifolia*
Coast Banksia

Tree Tally

Existing to Remain	6
Ground Floor Plaza / Residential Tower	27
Rooftop	31
Proposed	58
Required	57



Ground Level Common Open Space: 7,540 SF
Landscaped Area: 2,180 SF (29%)

BUILDING 1 AND BUILDING 2 GROUND LEVEL: Tree Planting Plan

EXHIBIT "A"
Page No. 39 of 44
Case No. DIR-2019-7740-SPR



BUILDING 2 ROOFTOP: Layout Plan

EXHIBIT "A"
 Page No. 40 of 44
 Case No. DIR-2019-7740-SPR



1 *Olea europaea* 'Fruitless'
Fruitless Olive

2 *Arbutus marina*
Strawberry Tree



Roof Common Open Space: 9,100 SF
Landscaped Area: 1,562 SF (17%)

Tree Tally

Existing to Remain
Ground Floor Plaza / Residential Tower
Rooftop

	6
	27
	31
Proposed	58
Required	57



EXHIBIT "A"
Page No. 41 of 44
Case No. DIR-2019-7740-SPR

BUILDING 2 ROOFTOP: Tree Planting Plan



BUILDING: Proposed West Plaza / Entry



PERSPECTIVE VIEW: Proposed - Building Close up



PERSPECTIVE VIEW: Proposed - Roof Top Amenities