

II. PROJECT DESCRIPTION

1. INTRODUCTION

The proposed Bixel and Lucas Project (the “proposed Project”) site is a 4.1-acre property currently improved with a vacant eight-story former Medical Office Building, warehouse, vacant auditorium, vacant gas station and associated service bays/carport, and a paid public surface parking lot. The Project site is located on 6th Street between Lucas Avenue and S. Bixel Street, in the Westlake community of the City of Los Angeles. The Project proposes the redevelopment of the site with 648 dwelling units (with a minimum of 5 percent of the units designated as Very Low Income units, and up to 39,996 square feet of commercial retail space in a unified development comprising: (1) the existing eight-story Medical Office Building located at the corner of 6th Street and Lucas Avenue, which will be converted to 42 joint living & work quarter (JLWQ) units per the City’s Adaptive Reuse Ordinance and rehabilitated in accordance with the Secretary of Interior’s Standards for the Rehabilitation of Historic Buildings; and (2) a new mixed-use building up to ten stories tall around a landscaped Project-oriented courtyard on the podium level. The parking garage would consist of up to three levels above-ground and up to three subterranean levels forming the podium beneath the residential units. The Project’s residential density reflects a 20 percent density bonus and reduced parking option, based on its set aside of 5 percent very low income units, as allowed by California Government Code Section 65915 and LAMC 12.22.A.25.

2. PROJECT LOCATION AND SURROUNDING USES

The Project site is within the City of Los Angeles and is located west of downtown Los Angeles, south of the Hollywood Freeway (I-101), and north of the Santa Monica Freeway (I-10), as shown in **Figure II-1, Regional Location and Project Vicinity Map**. The Harbor Freeway (I-110) and Santa Monica Freeway are located approximately 800 feet west and 1.2 miles southwest of the site, respectively. The site generally occupies the northern half of the city block bounded by Wilshire Boulevard to the south, S. Bixel Street to the east, 6th Street to the north and Lucas Avenue to the west.

The surrounding area is a highly urbanized commercial district characterized by a variety of uses, including the Good Samaritan Hospital facilities, office buildings, retail establishments, and residential buildings. The following describes the land uses adjacent to the Project site in detail:

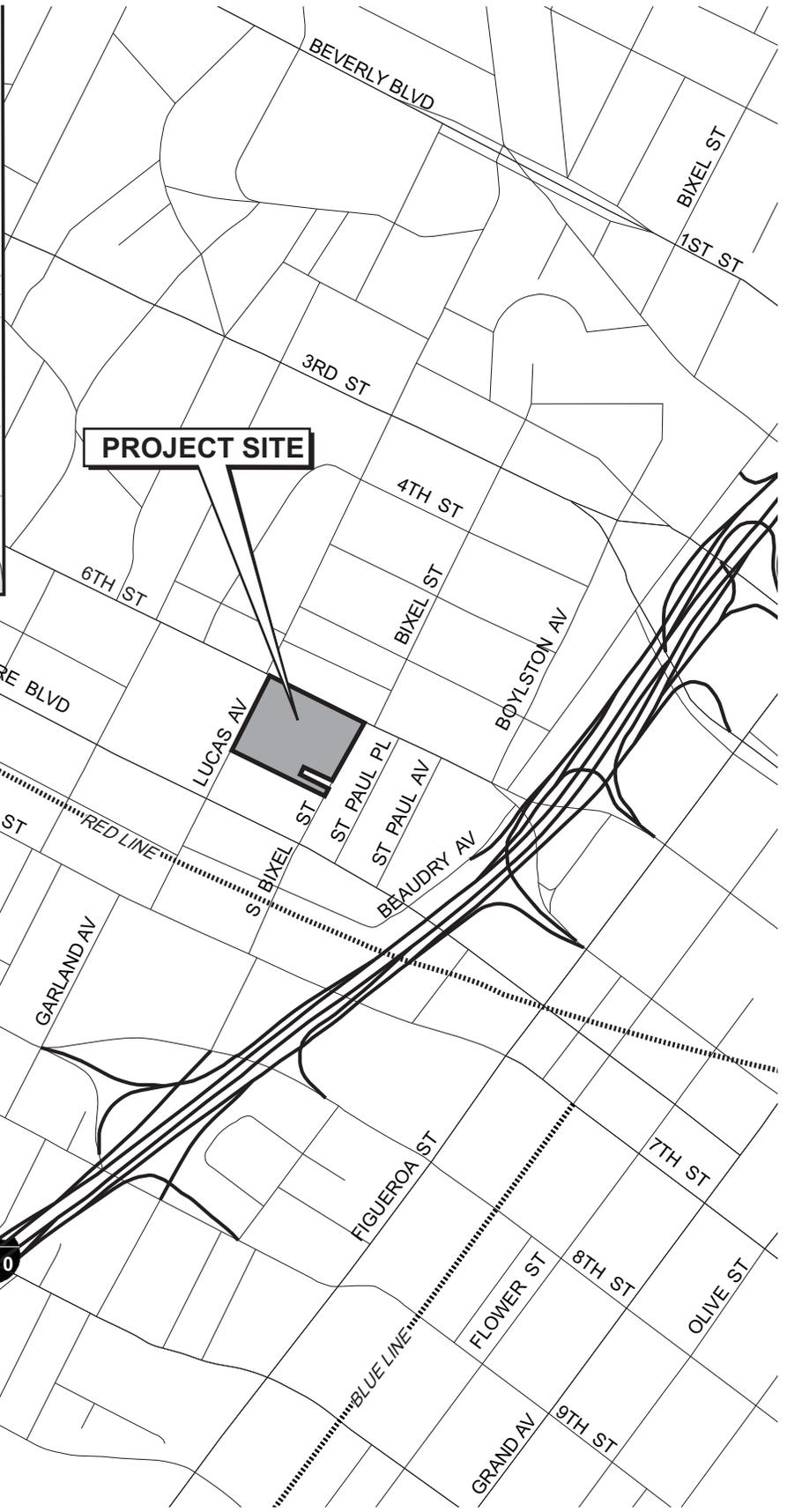
- **North:** The Project site is bounded by 6th Street to the north. The northeast corner of 6th Street and S. Bixel Street is improved with a surface parking lot. Along 6th Street, between Lucas Avenue and S. Bixel Street, is a mix of commercial retail and office buildings with varying architectural styles. Building heights vary from one-story to six stories tall. The northwest corner of 6th Street and Lucas Avenue is developed with one-story commercial retail uses.
- **East:** S. Bixel Street bounds the site on the east. The area to the east of the Project site along S. Bixel Street is currently under construction for a development that will consist of approximately 335 high-end luxury apartments and a ground floor commercial retail component. The building heights within the adjacent site would range from six to eight stories. Southeast of the Project site is the 14-story City of Hope office building. The ground floor of the building consists of two restaurants and a printing shop.

- **South:** The area to the south of the Project site and north of Wilshire Boulevard, between Lucas Avenue and S. Bixel Street, is developed with a mix of uses. Land uses along S. Bixel Street include a five-story apartment complex and a lot at the corner of Wilshire Boulevard that is currently under construction and is being developed with a seven-story mixed-use project containing approximately 210 residential apartment units with approximately 7,750 square feet of ground floor retail. Along the north side of Wilshire Boulevard, west of the lot, is a 16-story Medical Office Building and associated nine-story parking structure (three stories above grade adjacent to the Project site). The two-story Asian Pacific American Legal Center and an annex to the Good Samaritan Hospital are also located on Wilshire Boulevard. In addition, a four-story Hospital parking structure borders the Project site to the south.
- **West:** Lucas Avenue bounds the Project site to the west. The Good Samaritan Hospital complex is on the west side of Lucas Avenue and consists of a collection of buildings ranging in height from two to eight stories. Two access points are provided to the Hospital site along Lucas Avenue: a loading dock driveway across from the central portion of the Project site and, south of the loading dock driveway, a drop-off area for the Hospital's auditorium/conference center. Neither driveway is utilized for emergency Hospital access. Access to the Hospital's emergency room is provided via a driveway located mid-block along the Hospital's frontage on 6th Street. Patient parking and general access to the Hospital is provided via Witmer Street.

The Project site is irregularly shaped and has minimal topographic variation, with elevations ranging from approximately 355 feet above mean sea level on the northern portion of the site to 390 feet above mean sea level in the central portion of the site. The site has been developed at different times with a succession of uses and is currently developed with a mix of uses. At the corner of 6th Street and Lucas Avenue, the site is developed with an eight-story, approximately 41,600-square foot Medical Office Building (1136 W. 6th Street). To the south of the Medical Office Building is a surface parking lot. The northeastern portion of the Project site is developed with a vacant gas station and associated service bays/carports totaling approximately 20,000 square feet, as well as a surface parking lot totaling approximately 54,000 square feet (632 S. Bixel Street). Currently, this area serves as a paid public parking lot. The southwestern portion of the site, along Lucas Avenue was, until recent demolition, improved with a five-story residential apartment and office building (632 S. Lucas Avenue) built in 1923 as a dormitory for nurses attending the Bishop Johnson College of Nursing. A two-story, approximately 14,400 square foot abandoned gymnasium-auditorium, a later addition to the Nurses Home remains (634 S. Lucas Avenue). Beyond the residential/office building and auditorium, within the central portion of the site is an approximate 18,250 square foot warehouse. This area also contains a surface parking lot and loading dock area. A driveway along Lucas Avenue at the southern portion of the Project site provides access to the warehouse facility.

Existing buildings cover approximately 15 percent of the Project site. The remainder of the site is developed with paved access driveways and parking lots, concrete sidewalks, and scattered areas of landscaping.

Vehicular access to the site is provided via two curb cuts with ingress/egress along S. Bixel Street, four curb cuts along 6th Street (two of which provide ingress/egress, one with ingress only, and one with egress only) and two curb cuts (one with ingress/egress and the other with egress only) along Lucas Avenue. Each use on the Project site includes available surface parking, which is dispersed throughout the site. All parking for the existing on site uses is contained within the site. In total, the Project site currently includes approximately 284 parking spaces for all the existing on-site uses.



Regional Location and Project Vicinity Map

Bixel and Lucas Project
Source: PCR Services Corporation, 2011.

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a. Land Use Designations

The Project site is located in the Westlake Community Plan area. The Community Plan, a component of the Land Use Element of the City's General Plan, designates the northeastern portion of the site, which includes the vacant gas station, service bays and associated surface parking lot, and the southeastern corner of the site (Lot 94) with a "Regional Center Commercial" Land Use Designation, corresponding to the C4, C2, RAS4, P, and PB Zones. The remainder of the site is designated with a "Community Commercial" Land Use Designation, corresponding to the C4, C2, C1, CR, RAS3, RAS4, P, and PB Zones.

The Project site is subject to the requirements of the Central City West Specific Plan, which designates the site as C4(CW)-U/6, with the exception of the northwestern portion of the site containing the Medical Office Building and associated parking lot. The zoning for the northwestern portion of the Project site is designated as C4(CW)-U/4.5. Pursuant to Section 6.F-7 of the Specific Plan, the C4(CW) "Commercial" designation permits both residential and commercial uses. Pursuant to Section 8(A) of the Specific Plan, the "U" in both zone designations permits a maximum building height of 1,218 feet above sea level, while, the "6" and "4.5" in the designations represent the allowable Floor Area Ratio's (FAR) of 6 times the buildable area of the lot (6:1) and 4.5 times the buildable area of the lot (4.5:1), respectively. Please refer to Section IV.E, Land Use and Planning, for further discussion of the land use and zoning designations.

b. Project Objectives

Section 15124(b) of the *CEQA Guidelines* states that the project description shall contain "a statement of the objectives sought by the proposed project." In addition, Section 15124(b) of the *CEQA Guidelines* further states that "the statement of objectives should include the underlying purpose of the project." The underlying purpose of the proposed Project is to contribute to the revitalization of the Central City West project area by providing a vibrant infill mixed-use community in the downtown-adjacent Los Angeles area, including a mix of ground-floor neighborhood-serving retail as well as market rate and affordable residential units.

As set forth by the *CEQA Guidelines*, the list of objectives that the Applicant seeks to achieve through the Project is provided below. As noted below, several of the Project objectives support many of the goals, objectives, and policies set forth in the City's General Plan, Westlake Community Plan and the Central City West Specific Plan, all of which guide land use in the Project area.

1. Adaptive re-use of the former Medical Office Building and its rehabilitation in accordance with the Secretary of Interior's Standards for Rehabilitation of Historic Buildings.
2. Replacement, on a 1:1 basis, of the 30 rental units previously contained in the demolished multi-family building previously located on the Project site in accordance with CCWSP Section 11.C.2.a.1.
3. Provide a mix of retail and residential adjacent to downtown Los Angeles, in a manner consistent with the policies of the City's General Plan Framework, the Westlake Community Plan, and the Central City West Specific Plan.
4. Provide opportunities for affordable housing within the Project area in accordance with California Government Code Section 65915 and LAMC 12.22.A.25.

5. Create a design that is compatible with surrounding uses, in terms of building placement, height, massing, and articulation.
6. Provide a mix of private and communal open space within the project, including balconies and a central open space area featuring high-quality amenities.
7. Provide spatial relationships between buildings that increase the amount of usable, visible open space and walkways within the site.
8. Promote an active, walkable safe urban street environment by locating neighborhood-serving retail uses along 6th Street, Lucas Avenue, and S. Bixel Street, improving sidewalks and adding architectural/landscaping features as required by the City of Los Angeles.
9. Stimulate the local economy by providing temporary and long-term job opportunities within the construction and retail industries.
10. Provide a high-quality development that improves the overall visual character of the neighborhood.
11. Promote the reduction of the City's reliance on the automobile by locating high-density housing near jobs, transit, and retail services for the residential units.
12. Ensure adequate parking availability is provided on-site to meet the demands of the proposed uses.

c. Description of Proposed Project

The Project site is improved with four multi-use buildings, carports, service bays and paid public surface parking lot. The existing auditorium, warehouse, gas station and service bays/carport, and surface parking lots (including carports) would be demolished as part of the Project.

The Project proposes development of an irregular-shaped mixed-use building ("New Building") organized around a landscaped Project-oriented courtyard. The courtyard would be developed at approximately 23 feet above grade, with parking and retail use below at street grade. The existing Medical Office Building on the northwestern portion of the site would be preserved and adaptively reused as part of the Project and rehabilitated in accordance with the Secretary of Interior's Standards for Rehabilitation of Historic Buildings (also referred to as the "Adaptively Reused Building").

General Plan and Zoning Compliance and Affordable Housing Component

As discussed in more detail in Section IV.E, Land Use, the Project is not seeking a zone change or other legislative authorization and is generally consistent with the City's adopted applicable general plan and zoning standards, except that the Project is seeking an adjustment of applicable Central City West Specific Plan standards to permit approximately 1,404 square feet of its side yards of the New Building to be counted towards common open space. The Project is seeking approval as an Adaptive Reuse Project (for the Medical Office Building) and as a Unified Development in accordance with the Unified Development provisions of the Unified Development provisions of the Central City West Specific Plan and the LAMC. To facilitate adaptive reuse of the Adaptive Reuse Building (which does not presently have parking on its lot), the Project is also

seeking approval to locate parking for the Adaptive Reuse Building in the parking garage for the New Building on Lot 2, which will be part of the unified development that comprises the Project.

Based on its proposal to incorporate a minimum of 5 percent of its units for Very Low Income households, the Project is entitled to a 20 percent density bonus in accordance with California Government Code Section 65915 and LAMC Section 12.22.A.25.¹² The Project's proposed density of 648 units reflects this mandatory density bonus, and also includes one-to-one replacement of the 30 Low Income units contained in the on-site multi-family building that was recently demolished following its closure in 2007. The Project's set-aside units would meet the Central City West Specific Plan's definition of "Very Low Income Dwelling Units", which requires that monthly rent levels not exceed 30 percent of 50 percent of the median monthly income for persons or families residing in the Los Angeles Standard Metropolitan Statistical Area. This median income is determined and published periodically by the Federal Housing and Urban Development Department.

The Project also incorporates a density bonus reduced parking option provided by LAMC Section 12.22.A.25(d)(2), and a 20 percent reduction in common open space as an incentive provided by LAMC Section 12.22.A.25(f)(6). Please refer to Section IV.E, Land Use, in this Draft EIR for further discussion of the Project's conformance to the Central City West Specific Plan and Affordable Housing Incentives – Density Bonus Ordinance.

Buildings

The proposed number of dwelling units and the square footage presented herein represent maximum estimates based on preliminary conceptual site plans. Final Project development quantities will be determined based on the Project's final approved plans. **Table II-1, Project Summary**, provides a summary of the proposed residential and commercial retail uses within the Adaptively Reused Building and the New Building, as well as a summary of the entire Project.

Figure II-2, Site Plan, illustrates the conceptual Project site plan. As shown on Figure II-2, the eight-story Adaptively Reused Building (existing Medical Office Building) is located at the corner of Lucas Avenue and 6th Street. The existing Medical Office Building would be converted to 42 JLWQ units and would remain eight stories, to be rehabilitated in accordance with the Secretary of Interior's Standards for Rehabilitation of Historic Buildings. The average size of the units will be greater than 750 square feet. The Adaptively Reused Building would include approximately 48,371 square feet of gross floor area which includes 38,697 square feet of rentable residential floor area. The existing character of the Adaptively Reused building exterior would not be modified and its architectural details would remain intact.

Figure II-3, Ground Floor Plan, illustrates the ground floor plan for the Project. As illustrated in Figure II-3, the New Building ground floor would include retail commercial uses and parking. The Project's 39,996-square-foot retail component would be entirely contained on the ground floor. To promote a pedestrian-friendly and safe environment, the Project is proposing approximately five multi-tenant retail spaces located along S. Bixel Street, Lucas Avenue, and 6th Street. The number of retail tenants would be dependent upon final Project design.

¹ LAMC Section 12.22 A.25.(c)(1).

² LAMC Section 12.22 A.25.(e)(1).

Table II-1

Project Summary

Project Component	Units/Square Feet ^a
ADAPTIVE REUSE BUILDING (8-Stories)	
<i>Residential Summary</i>	
Gross Square Footage	48,371 sf.
Rentable Square Footage	38,697 sf.
Total Units	42
NEW BUILDING (Up to 10 Stories)	
<i>Residential Summary</i>	
Gross Square Footage	701,805 sf. ^b
Rentable Square Footage	561,444 sf.
Total Units	606
<i>Retail Summary</i>	
Gross Square Footage	39,996 sf.
TOTAL PROJECT	
<i>Residential Summary</i>	
Gross Square Footage	750,176 sf.
Rentable Square Footage	600,141 sf.
Total Units	648
<i>Retail Summary</i>	
Gross Square Footage	39,996 sf.

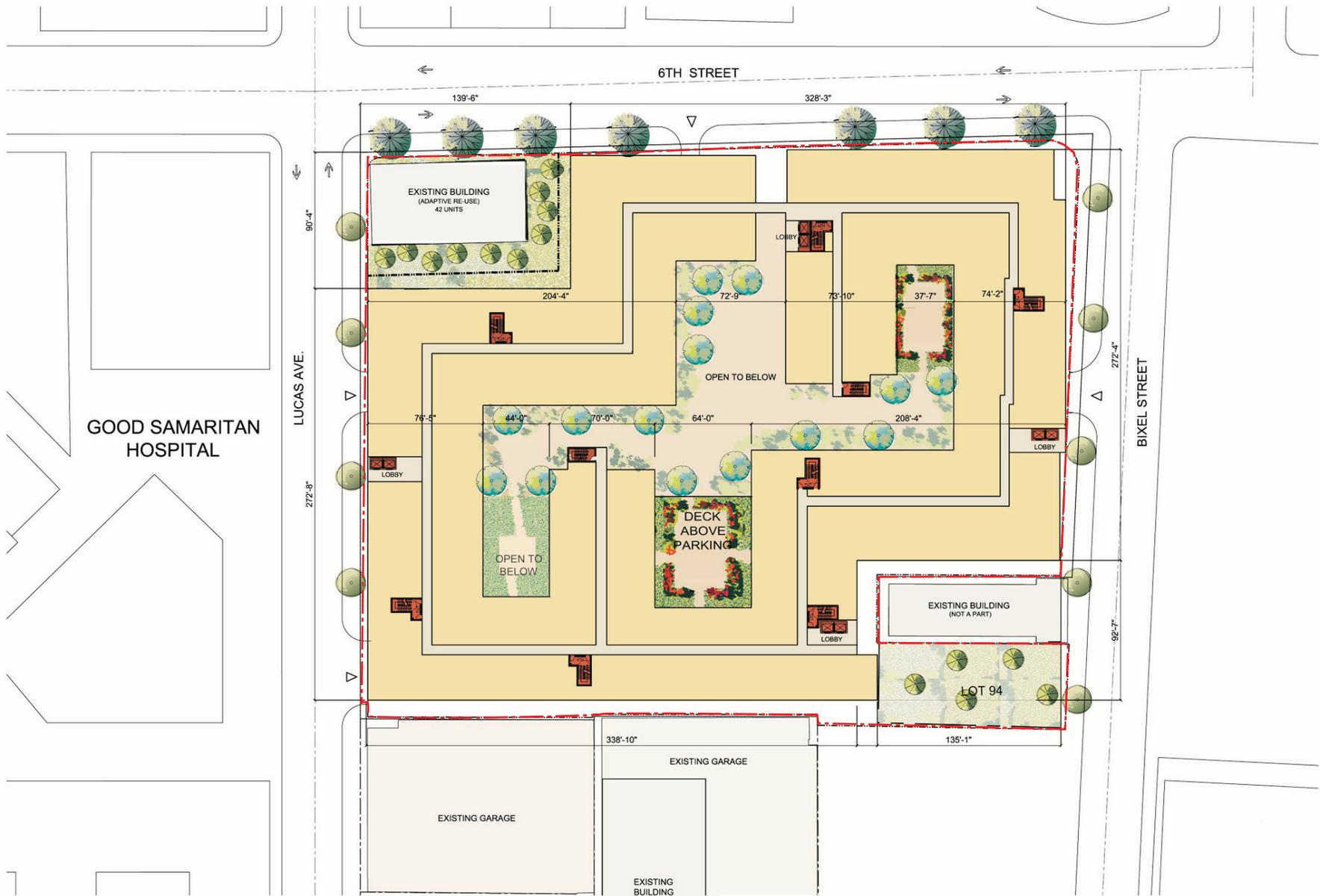
^a Unit counts and square footage total are approximate preliminary estimates.

^b Includes lobby and tenant amenity spaces.

Source: PCR Services Corporation, 2011.

Irregular in shape, the height and scale of the New Building would vary around a landscaped Project-oriented courtyard to break up the massing of the building, ranging from 85 feet to approximately 102 feet within the six stories above grade. The 17-foot difference in height would be caused by the sloping of the site and the varying height of the ground floor level. **Figure II-4(a)**, *Bixel Street Elevation*, illustrates the proposed S. Bixel Street elevations and relationship to the existing off-site five-story apartment complex near the southeastern corner of the Project site along S. Bixel Street. The building heights along Bixel Street range from approximately 84 to 95 feet above grade.

Figure II-4(b), *6th Street Elevation*, illustrates the proposed 6th Street elevations. The figure includes the existing eight-story Medical Office Building located at the corner of 6th Street and Lucas Avenue to be adaptively re-used as part of the Project. The proposed building height for the Adaptively Reused Building would remain unchanged at approximately 83 feet above grade. The building heights along 6th Street range from approximately 83 to 102 feet above grade.



Site Plan

Bixel and Lucas Project

Source: Nadel Residential Architects, LLP, 2008.

FIGURE

II-2

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Ground Floor Plan

Bixel and Lucas Project
 Source: Nadel Residential Architects, LLP, 2008.

FIGURE
II-3

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Bixel Street Elevation

Bixel and Lucas Project

Source: Nadel Residential Architects LLP, 2011.

FIGURE

II-4a

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Figure II-4(c), *Lucas Avenue Elevation*, depicts the proposed Lucas Avenue elevations including the existing eight-story Medical Office Building and off-site parking garage to the south of the site along Lucas Avenue. The building portions generally located north of the east-west courtyard area would be up to nine stories tall. Finalized building height would be well below the height limits specified in the Central City West Specific Plan.

The Project's residential component in the New Building would be located on the building's upper floors. The Project is proposing up to 606 units in the New Building, including a minimum 5 percent set-aside for new affordable units including 30 replacement Low Income units. The average size of the units in the new building would be approximately 926 square feet. Overall, the New Building would encompass approximately 702,000 total square feet of residential area (includes lobbies and tenant amenity spaces) and 562,000 square feet of rentable floor area.

In summary, the entire Project would consist of up to 648 units, with a residential square footage of approximately 750,000 square feet and a potentially rentable residential square footage of approximately 594,000 square feet.

With respect to architectural materials, the exterior of the New Building is anticipated to be stucco-clad with metal accents, but the final selection of materials will be confirmed upon completion of the Project's final design plans. Windows are anticipated to be aluminum or vinyl-clad and the balconies would be constructed with painted metal guardrails or parapet walls that match the finish of exterior walls.

Residential Units

Up to 648 dwelling units are proposed as part of the Project. The unit mix would range from studios to three-bedroom units. The anticipated unit mixes for the Adaptive Reuse Building and the New Building are shown in **Table II-2**, *Residential Unit Types*.

Project-Oriented Courtyard

As shown in Figure II-3, the Project is proposing an interior-oriented courtyard totaling approximately 27,567 square feet. The courtyard would be accessible to Project residents and their visitors only and would be developed at approximately 23 feet above street grade, with parking and commercial retail uses below at street grade. The courtyard may include features such as seating areas, landscaping, a pool, and water features.

Open Space and Amenities

In addition to the interior courtyard described above, the Project would include several smaller courtyards and landscaped side yard spaces. Approximately 4,430 square feet of at-grade, landscaped courtyard spaces are proposed in the southeastern portion of the site (Lot 94 -see Figure II-3) and the entry plaza along 6th Street and would include tenant amenities such as pools/spas and BBQ grills. Two side yards areas are proposed, between the New Building/Adaptively Reused Building and between the New Building/off-site uses to the south; 50 percent of the total side yard area, or approximately 1,404 square feet, would be applied to the Project's usable open space total. A roof deck would provide additional outdoor amenity space totaling 8,761 square feet, and the Project proposes approximately 15,150 square feet of private balcony space that would be applied to the usable open space total. Indoor tenant amenity spaces, which could consist of a fitness room, screening rooms, private clubrooms, and other facilities, would provide

Table II-2

Residential Unit Types^a

Unit Type	Unit Count
Adaptive Reuse Building	
Studios and 1 Bd/1Ba	23
2Bd	19
Subtotal	42
New Building	
Studios	246
1Bd/1Ba	244
2Bd/1.5 Ba	45
2 Bd/2 Ba	11
3Bd/2 Ba	60
Subtotal	606
TOTAL	648

^a The unit mix summarized herein is preliminary and subject to change based upon final design plans.

Source: PCR Services Corporation, 2011.

approximately 6,318 square feet of recreational space for use. Overall, including the New Building courtyard, smaller courtyards and landscaped sideyard spaces, roof deck and private balconies, and indoor tenant amenity spaces, the Project would include approximately 63,630 square feet of open space.³

Vehicular Access and Parking

As shown on Figure II-3, vehicular access to the site would be provided via four driveways. An ingress/egress driveway would be provided along 6th Street. S. Bixel Street would include one ingress/egress driveway and Lucas Avenue would include two ingress/egress driveways. The driveways would be unsignalized and stop-controlled as each driveway would be located mid-block.

All driveways would provide direct access to the Project's parking garage, three of which would provide parking for both the Project's commercial and residential components, and one of which would be for residential parking only. The Project would provide parking spaces consistent with the requirements of the Los Angeles Municipal Code (LAMC) and/or Central City West Specific Plan, as applicable. The Project proposes a total of 762 parking spaces, pending the final design plans and ultimate City requirements. The parking garage would consist of up to three levels above-ground and up to three subterranean levels forming the podium beneath the residential units. No off-site parking is proposed.

In addition, loading dock facilities for the proposed commercial uses would be located within the central portion of the ground floor in the parking garage. Delivery trucks would enter the site from S. Bixel Street, back into the loading docks in the parking garage, and pull forward and exit the site onto Lucas Avenue.

³ For purposes of this analysis, open space is defined as the amount of open space calculated per the requirements of 12.21 G of the LAMC and Section C.1 of Appendix D, Urban Design Guidelines, of the Central City West Specific Plan. Please refer to Section IV.G.G, Parks and Recreation, in this Draft EIR for a detailed discussion and analysis of the Project's required and proposed open space.



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Additional Project Features

The Project would incorporate a landscaping plan to enhance the site and complement the character of the proposed buildings. As shown in Figure II-3 and Figure II-4, landscaping in the form of street trees would be provided on the perimeters of the site along the sidewalks of S. Bixel Street, 6th Street and Lucas Avenue. Any street trees removed during construction of the Project would be replaced in accordance with City requirements. In addition, as described above, the Project would feature a Project-oriented courtyard and side yards, all of which would incorporate varying landscaped elements. The landscape plan would include planters with trees, shrubs, and other ornamental plantings located to provide shade and a continuous but varied planting and landscape theme throughout the Project site. The project will also incorporate a plaque or other artifact to memorialize the former Bishop Johnson School of Nursing within the project or along Lucas Street.

The Project would include exterior low-level lighting on buildings (particularly within the parking facility) and along the Project perimeters for security and wayfinding purposes. In addition, exterior low-level lighting to accent architectural and landscaping elements would be incorporated throughout the site. Such lighting would be directed toward areas to be lit to prevent spillover onto adjacent land uses. The proposed Project would also include 24-hour security camera surveillance and controlled access via “swinging arm” gates to the parking garage.

The following design features may affect indoor and outdoor air quality, and are proposed as part of the Project.

- All construction vehicles would be prohibited from idling in excess of five minutes, both on- and off-site. The construction contractor will be responsible for posting signs and training workers and sub-contractors.
- Construction of the proposed Project would be required to comply with the energy efficiency standards of Title 24, the California Energy Code, in effect at the time of development.
- Appliances purchased for the Project would be subject to State appliance efficiency regulations and thus comply with the energy efficiency standards that are in effect at the time of manufacture.
- Recycling receptacles to separate recyclable materials from trash would be incorporated into the project design.
- The proposed Project would include air filtration systems designed to have a minimum efficiency reporting value (MERV) of 11. The air handling systems would be maintained on a regular basis per manufacturer’s recommendations by a qualified technician employed or contracted by the Project Applicant or successor. Operation and maintenance of the systems would ensure that they perform at or above MERV 11.
- The proposed infill Project would add high density housing and neighborhood-serving retail within a major commercial office and mixed-use area. The location of the proposed Project would be convenient for alternative transportation options, including existing public transportation channels.

Construction and Phasing

It is anticipated that construction of the proposed Project would last approximately 38 months, or just over three years. As discussed above, three existing on-site buildings would be removed as part of the Project and

demolition would occur over approximately two months. All demolition and construction debris would be hauled to a sorting yard where an estimated 80 percent of the tonnage would be diverted for recycling. Following the demolition of on-site buildings, excavation of the site for construction of the subterranean portion of the New Building parking garage would take approximately 4.5 months. It is anticipated that approximately 192,000 cubic yards of soil export would be hauled away during excavation of the site. Building construction would then take approximately 32 months, or just over 2.5 years.

Within the construction duration discussed above, the Project may be constructed in two major phases: rehabilitation for adaptive reuse of the Medical Office Building, and construction of the New Building. The New Building may, in turn, be constructed in two phases in response to market conditions. The precise sequence and timing of construction phasing will be determined upon Project approval. In order to evaluate a more intensive construction scenario for purposes of impact determinations in this Draft EIR, however, construction was assumed to take place in a single phase with overlapping activities.

d. Intended Use of the EIR and Anticipated Approvals

This Draft EIR is a Project EIR, as defined by Section 15161 of the CEQA Guidelines, and, as such, serves as an informational document for the general public and the Project's decision-makers. The City of Los Angeles (the City) has the principal responsibility for approving the proposed Project and, as the Lead Agency, is responsible for the preparation and distribution of this Draft EIR pursuant to CEQA Guidelines Section 21067. This Draft EIR shall be used in connection with all other permits and all other approvals necessary for the construction and operation of the proposed Project. This Draft EIR will be used by the City of Los Angeles Department of City Planning, Department of Building and Safety, Department of Transportation, and Department of Public Works, including the Bureaus of Engineering and Sanitation, the City of Los Angeles Fire Department and other responsible public agencies that must approve activities undertaken with respect to the Project.

Approvals required for development of the Project may include, but may not be limited to, the following:

- Density Bonus, including a reduced parking option and 20 percent reduction in open space requirements pursuant to LAMC Section 12.22.A.25,
- Approval of the Project as a Unified Development for Residential Density and Floor Area Averaging in accordance with Section 6.I.3 of the Central City West Specific Plan;
- Approval designating the building at 1136 W. 6th Street as an Adaptive Reuse Project;
- Approval to locate parking for the Medical Office Building within Phase 2 as an incentive for Adaptive Reuse of the Medical Office Building;
- Project Permit Compliance pursuant to the Central City West Specific Plan;
- A Specific Plan Adjustment to permit use of 50 percent of the lot area in two side yards as open space;
- Demolition, Grading, Foundation, and Building Permits;
- Haul Route Approval; and
- Additional actions as determined necessary.