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CITY PLANNING**

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**CENTRAL CITY WEST SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW**

~~June 26, 2020~~

July 1, 2020 (Corrected date)

Applicant / Property Owner
WPDTLA/ MC Golden, LLC
and AEG Downtown, LLC
600 Wilshire Blvd., Suite 500
Los Angeles, CA 90017

Representative
Gonzales Law Group APC
Michael Gonzales
800 Wilshire Boulevard # 860
Los Angeles, CA 90017

Case No. DIR-2018-3333-SPP

CEQA: ENV-2018-3334-CE

Specific Plan Subarea South (Wilshire Corridor District-
8th/9th Street District)

Location: 1150-1180 West 8th Place, 804-
810 South Garland Avenue

Council District: 1 - Gilbert Cedillo

Neighborhood Council Westlake South

Community Plan Area: Westlake

Land Use Designation: Community Commercial

Zone: CW

Specific Plan Land Use: C4(CW)-U/4.5

Last Day to File an ~~July 13, 2020~~

Appeal: July 16, 2020 (Corrected date)

DETERMINATION

Pursuant to LAMC Section 11.5.7 C, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies

Approve with Conditions a Project Permit Compliance Review for construction, use and maintenance of a mixed-use housing development includes 120 apartment dwelling units, 6,906 square feet of ground floor retail commercial space, 33,703 square feet of office space and a 10,049 square foot childcare facility. The project includes 23,185 square feet of open space. In all, the building has 155,955 square feet of floor area and is 11 stories tall and, 140.9 feet in height. The podium parking facility has three (3) levels above ground and two (2) subterranean levels. The structure includes 325 parking spaces.

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, Plan Implementation 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 Municipal Code, the project conditions, or the project permit authorization.
2. No certificate of occupancy for a multiple-family residential or Mixed Use Project which is subject to applicable housing provisions of this Specific Plan shall be issued prior to the issuance of the certificate of occupancy for the Low or Very Low Income apartment dwelling units required.
3. **Floor Area.** The project shall be limited to 155,955 square feet in floor area.
4. **Commercial Floor Area.** The project shall be limited to 33,703 square feet of office floor area and 6,906 square feet of ground floor retail.
5. **Height.** The project shall be limited to 140.9 feet in height.
6. **Use.** The use and area regulations of Section 12.16 of the LAMC shall apply to all lots in the C4(CW) Category within the Specific Plan area. The Project uses shall be limited to apartment dwelling units, office, retail and childcare.
7. **Inclusionary Housing Requirements.** The project shall reserve a minimum of 15% of the total residential units, which is 18 apartment dwelling units for Very Low or Low Income households. The applicant shall also file with the Housing and Community Development Department a deed restriction reserving the affordability of the apartment dwelling units for 55 years and stating conformance to the rent levels stipulated in the specific plan or pay an in lieu fee in accordance with Section 11.C.2(d) of the Specific Plan.
8. No certificate of occupancy shall be issued prior to the issuance of the certificates of occupancy for the Low and or Very Low Income apartment dwelling units required pursuant to the Central City West Specific Plan.
9. **Deed Restriction.** Very Low or Low-Income apartment dwelling units shall be evidenced by a deed restriction, which reserves and maintains the affordability of the required apartment dwelling units for the life of the apartment dwelling units. The deed restriction shall also state that rent levels cannot exceed those specified in Section 11, Subsection E of the Central City West Specific Plan.
10. **Notice Requirements.** A notice of the availability of Low-Income apartment dwelling units required pursuant to this Section shall be caused to be published by the Project Applicant in at least 2 local newspapers, at least one of which shall be a Spanish language newspaper, and one newspaper of citywide circulation, for a period of no less than 30 days prior to the occupancy of any of the Project's units. The Project Applicant shall also post a notice of availability, in English and Spanish, on the Project lot or lots for a period of no less than 30 days prior to the occupancy of any of the Project's units.

11. **Occupancy.** Restricted Very Low and Low Income apartment dwelling units and guest rooms shall be occupied by persons at qualifying income levels, as determined by the Housing and Community Investment Department, or its successor.
 - (i) **Low Income Dwelling Unit.** The monthly rent level for a Low Income Dwelling Unit required pursuant to the Central City West Specific Plan shall not exceed 30% of 80% of the median monthly income for persons or families residing in the Los Angeles Standard Metropolitan Statistical Area. The median monthly income shall be as determined and published periodically by the Federal Housing and Urban Development Department.
 - (ii) **Very Low Income Dwelling Unit.** The monthly rent level for a Very Low Income Apartment dwelling units required pursuant to the Central City West Specific Plan shall not exceed 30% of 50% of the median monthly income for persons or families residing in the Los Angeles Standard Metropolitan Statistical Area. The median monthly income shall be as determined and published periodically by the Federal Housing and Urban Development Department.
12. **Trees.** There shall be a minimum of 120 trees planted in compliance with Section C.2 of Appendix D in the Specific Plan, of which a minimum of 78 shall be provided on-site. Trees shall be a minimum of 12 feet in height and three inches in caliper at the time of planting. Final landscape plans shall show the location, height, and caliper of all trees. The 59 trees that cannot be accommodated on-site shall be provided through the payment of the In-Lieu Fee – Development Tree Planting Requirement, as specified in Article 2, Chapter VI, Section 62.177(b)(1) of the Los Angeles Municipal Code and Ordinance 185,573 for each tree to be planted off-site. The first priority for the location of off-site plantings shall be within the Specific Plan, and second, within the Westlake Community Plan Area, subject to the acceptance of a donor site. A receipt showing proof of payment shall be provided at the time of Building Permit Clearance. In the event that the number of apartment dwelling units should be reduced, then no modification of this determination shall be necessary, and the number of trees shall be recalculated based upon the Specific Plan requirement of one tree per unit.
13. **Open Space.** Open space shall be calculated per LAMC Section 12.21 G, and the useable common open space shall be recalculated per Appendix D of the Central City West Specific Plan. A minimum of 21,000 square feet of usable common open space shall be provided. In the event that the number of units is reduced, then no modification of this determination shall be necessary, and the total required open space shall be recalculated from LAMC 12.21G and Appendix D of the Central City West Specific Plan.
14. **Landscape Plans.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect pursuant to Appendix D of the Specific Plan.
15. **Automobile Parking.** Vehicle parking shall be consistent with LAMC Section 12.21 A.4 for the residential portion of the project, and the State Enterprise Zone for the commercial portion of the project. Based upon the 120 of apartment dwelling units proposed, 242

residential parking spaces and 56 commercial spaces, 20 parking spaces for the childcare use, and 7 guest parking spaces shall be provided for the project.

16. **Bicycle Parking.** Bicycle parking shall be provided consistent with pursuant to LAMC Section 12.21 A.16, with 135 long-term bicycle spaces and 23 short-term bicycle spaces.
17. **Signs.** No signs have been approved for the proposed Project. Any signage shall be approved pursuant to a Project Permit Compliance Determination for the Central City West Specific Plan.
18. **Childcare Facility.** 10,049 square feet of floor area and 20 parking spaces shall be provided for a childcare facility or facilities shall be used for such purpose for the life of the Project. The floor area devoted to childcare facilities shall be exempt from the requirements the linkage fee.
19. The square footage devoted to a childcare facility shall be located at the ground floor unless otherwise permitted by State law, and shall not be included as floor area for the purpose of calculating the Base Permitted Floor Area on a lot.
20. **Childcare Facility Required Outdoor Play Area.** In addition to the floor area requirements specified in the Central City West Specific Plan, there shall be provided a minimum of 75 square feet of on-site outdoor play area per child served by the childcare facility.
21. **Reserved Affordable Child Care Slots.** A minimum of 30% of the childcare slots in all required childcare facilities shall be reserved for families who qualify as Low or Very Low Income households and who live and/or work within the boundary of the Specific Plan area, or in apartment dwelling units provided pursuant to Section 11 H.2 of the Central City West Specific Plan. The childcare fee for these reserved slots shall be consistent with the Family Fee Schedule published by the California State Department of Education for child day care, as determined by the City's Child Care Coordinator.
22. **Underground Utilities.** To the extent physically feasible, all new utility lines which directly service a Project shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service, as determined by the Department of Water and Power.

Administrative Conditions

23. **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 "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
24. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of 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.

25. **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.
26. **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.
27. **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.
28. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
29. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
30. **Indemnification.** 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

The Project is located within the South Wilshire Corridor District - Wilshire District subarea of the Central City West Specific Plan in the Westlake Community Plan area. The site includes 12 contiguous lots and an alley to be vacated. In all, the gross land area of 48,396 square feet. The site is improved with an assemblage of manufactured mobile buildings that will be dismantled and hauled off the site. This mixed-use development proposed is based on the C4 (CW)-U/4.5 Zone pursuant to the Central City West Specific Plan.

The new mixed-use housing development includes 120 apartment dwelling units, 6,906 square feet of ground floor commercial space, 33,703 square feet of office space and a 10,049 square

foot childcare facility. The project includes 23,185 square feet of open space. The Project includes 11,133 square feet of amenity space. In all, the building is 155,955 square feet and is eleven 11 stories or 140.9 feet in height. The podium parking facility has three (3) levels above ground and two (2) subterranean levels. The parking structure includes 325 parking spaces.

The site is located at the intersection of West 8th Street and Garland Avenue, boarding the 110 freeway on the east property line and an alley to the south.

Garland Avenue is a Collector Street and has a designated right of way width of 66 feet and a designated roadway width of 40 feet and is improved with curb, gutter, sidewalk, roadway, tree wells, and trees.

West 8th Place is a Local Street –Standard and curves around the north-eastern axis of the project site and has a designated right of way width of 60 feet and a designated roadway width of 36 feet and is improved with a curb, gutter and roadway.

Golden Avenue is a designated Local Street – Standard with a right of way designated width of 60 feet and a designated roadway of 36 feet and is improved with curb, gutter, sidewalk, tree wells, Black Walnut trees in parkway, sewer and roadway.

Surrounding properties are in the C4 (CW)-U/4.5 Zone to the east, C4 (CW)-U/6 Zone to the north, CM (CW)-U/4.5 Zone to the south and the RC5 (CW)-U/6 Zone to the west.

The buildings surrounding the project site ranges from low-rise commercial to high-intensity mixed-use buildings. Surrounding properties to the north includes high-density housing in mixed-use. To the West along 8th Place and across Garland Avenue are high-density apartments and office uses. To the east of the project site, is the 110-Freeway on-ramp and travel lanes. South of the project is a parking garage for the UPS facility across James M Wood Boulevard.

The Project site is wholly in the C4 (CW)-U/4.5 Zone and has a General Plan Land Use Designation of Community Commercial Center. The C4 (CW)-U/4.5 Zone allows residential use to be developed utilizing R-4 Zone that allows minimum dwelling unit area of 200 square feet. Based on a 48,396 square foot site, a maximum density of 242 apartment dwelling units. The Project proposes 120 apartment dwelling units, which is less than the maximum density. The floor area ratio prescribed by the Central City West Specific Plan is 4.5:1. The maximum buildable floor area is 217,782 square feet. The project proposes 217,746 square feet.

The site is not designated on Historic Places LA survey, nor does the site contain any buildings that would be eligible for historic designation in the national, state or any local historic resources register. The project site is contained in the Central City Parking area and State Enterprise Zone.

The project provides private and common open space in the form of patios, roof top decks, a gym, community room and common open space areas. The project is required to provide 175 square feet of common open space per unit. Based on the number of units proposed, the project shall provide a minimum of 21,000 square feet common open space. The project includes 23,185 square feet of common open space, which is more than required.

The Project site a maximum height of 1,218 feet above average mean sea level of 266 feet. The project proposes an 11 story or 140.9 feet in height.

The site is not located in a potentially dangerous area or designated hillside area. The site is not located in a Very High Fire Severity Zone, a Flood Zone, High Wind Velocity Area or a Special Grading Area. The site is in a Methane Hazard Buffer Zone.

In a letter dated May 18, 2018, David Hughes, a certified Arborist at PSOMAS stated that there are no protected trees on the site or in the public right of way. Furthermore, the letter states that there are five (5) street trees, which also are non-protected species.

FINDINGS

The new mixed-use housing development includes 120 apartment dwelling units, 6,906 square feet of ground floor commercial space, 33,703 square feet of office space and a 10,049 square foot childcare facility. The project includes 23,185 square feet of open space. The Project includes 11,133 square feet of amenity space. In all, the building is 155,955 square feet and is 11 stories or 140.9 feet in height. The podium parking facility has 3 levels above ground and 2 subterranean levels. The structure includes 325 parking spaces.

1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

The use and area regulations of Section 12.16 of the LAMC apply to all lots in the C4(CW) Category within the Specific Plan area, as the subject site is. The project complies with the applicable regulations, findings, standards, and provisions of the Central City West Specific Plan as such:

Use. Section 6.F.7 of the Central City West Specific Plan states that the use and area regulations of the R4 Zone, as specified in Section 12.16 of the LAMC, shall apply to all lots in the C4(CW)-U/4.5 when the General Plan land use designation is Community Commercial category within the Specific Plan area. LAMC Section 12.11 C.4 (R4 Multiple Dwelling Zone) permits multi-family residential uses with a base density of one unit per 200 square feet of lot area.

The Project includes commercial uses such as ground floor retail, office and a child care facility which are allowed pursuant to the C4 Zone. Therefore, it can be found that the Project complies with Section 6.F pertaining to allowable uses.

Building Height. The maximum allowable height of a building shall not exceed a maximum height of 1,218 feet above mean sea level.

The subject project is located between the Witmer and Bixel Street centerlines and the height limit is unlimited as indicated by the U in the C4 (CW)-U/ Zone. The Central City West Specific Plan Zoning allows a height of 1,218 feet above mean sea level for the subject site, and the project is proposed to be 140.9 feet in height which is 406.9 feet above sea level and is well below the height limit imposed by the Central City West Specific Plan.

Floor Area. The C4(CW)-U/4.5 Zone is limited to a Floor Area Ratio (FAR) of 4.5:1 with an unlimited building height per Section 6.C of the Specific Plan. The site has a buildable lot area of 48,396 square feet, allowing for 217,782 square feet of floor area. The project proposes 217,746 square feet of floor area of new construction. Therefore, it can be found

that the Project complies with Section 6.C because what is propose is less than what is allowed.

Off-Street Automobile Parking Requirements

- a. **Office Parking.** The Central City West Specific Plan's off-street automobile parking requirements for all office use is limited to no more than 1.7 on-site parking spaces provided per 1,000 square feet of floor area. The Specific Plan Parking requirements supersede the standards set forth in LAMC Section 12.21 A.4(c) of the Los Angeles Municipal Code. The Project contains 33,703 square feet of office use, resulting in a maximum of 57 parking spaces for all office use. The Project proposes 48 parking spaces for the office portion of the project, which is less than the maximum allowable parking spaces for the office use.
- b. **All Other Uses.** The Project includes 6,906 square feet of ground floor commercial space, 33,703 square feet of office space and a 10,049 square foot childcare facility. Pursuant to Section 10.B of the Central City West Specific Plan states that off-street parking requirements for all uses other than office use shall be as specified in Section 12.21 A.4 of the LAMC, which state that a residential component requires 2 parking spaces for each residential unit with more than three habitable rooms. In this case, the Project contains 120 apartment dwelling units, each exceeding more than three habitable rooms requiring 240 parking spaces for the residential component of the Project. The commercial portion of the project requires 2 parking space per 1,000 square feet pursuant to State Enterprise Zone. The project provides 325 parking spaces, which substantially complies with the parking requirements.

Parking requirement summary:

Use	Quantity
Residential	242
Office	48
Commercial	8
Childcare	20
Guest	7
Total Parking Provided	325

Bicycle Parking. Pursuant to LAMC Section 12.21A.16, the Project shall provide 135 long-term bicycle spaces and 23 short-term bicycle spaces. The Project provides 186 bicycle spaces on the second subterranean level, as shown on Exhibit A.

Yards. The C4(CW)-U/4.5 Zone requires no front yard; side yard or rear yard for the project as the building only includes commercial uses on the ground floor, which is not used for

residential purposes. LAMC Section 12.22 A.18(c)(3) states that no yards shall be required for the residential portions of mixed-use buildings in the C4 Zone if such portions of the building abut a street, and the ground floor of such a building is used for commercial uses or as access to the residential portions. As the site abuts 8th Place, Golden Avenue and Garland Avenue Boulevard, no setbacks are required on these portions per LAMC Section 12.22 A.18(c)(3). The residential portion of the project is setback from 8th Place 92 feet, 6 inches beginning on the 4th floor of the development Project. Therefore, it can be found that the Project substantially complies with Section 6.F as shown on Exhibit A.

Open Space and Landscaping. Section 8.D of the Specific Plan requires that all mixed-use multiple-family residential projects shall meet on-site per dwelling unit open space requirements as provided in the Urban Design Guidelines contained in Appendix D of the Specific Plan. Section C of Appendix D, which requires that a minimum of 100 square feet per unit of the required useable Open Space, as provided in Section 12.21 G of the LAMC, shall be provided as Common Open Space. Therefore, the applicant must fulfill the requirements for the total useable open space as required by the Specific Plan.

The Project is required to provide a minimum of 175 square feet per unit or 21,000 square feet of usable common open space, per Appendix D of the Central City West Specific Plan. The project shall provide common open space as follows:

The total Open Space required pursuant to LAMC Section 12.21G.2 is 21,000 square feet.

Minimum Open Space Pursuant to LAMC 12.21G		
Habitable rooms	Area each unit (sf)	Required Area (sf)
>3 Habitable rooms	120 apartment dwelling units with 4 guest rooms x 175 sf	21,000 sf
Total Required Open Space LAMC 12.21G		21,000 sf

In all, the Project is required to provide 21,000 square feet of usable open space pursuant to LAMC 12.21G, of which is be provided as common open space pursuant to Appendix D of the Central City West Specific Plan. The Project provides 23,185 square feet of open space, which is more than is required. No private open space is included in the project. Therefore, the Project substantially complies with Section C.1(a) of Appendix D of the Specific Plan.

Sections C.3 and C.4 of Appendix D of the Central City West Specific Plan requires that all open space areas not used for building driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained. As shown on Exhibit A, all such areas shall be properly landscaped, irrigated and maintained.

Trees. Pursuant to Appendix D, Section C.2 of the Central City West Specific Plan there shall be 1 tree provided on-site for every unit, each of which shall be a minimum of twelve feet in height and three inches in caliper at the time of planting. Up to fifty percent of the trees can be provided off site. The Project is proposing 120 apartment dwelling units and

trees. Although 59 of these trees can be planted off-site, only 28 trees will be planted off-site and the remaining 92 trees will be planted on-site, complying with section C.2 of Appendix D of the Specific Plan.

Bicycle Parking. Pursuant to LAMC Section 12.21A.16, the Project shall provide 135 long-term bicycle spaces and 23 short-term bicycle spaces. The Project provides 186 bicycle spaces on the second subterranean level, as shown on Exhibit A.

Inclusionary Housing. Pursuant to the Central City West Specific Plan housing provisions, Projects are subject to either the replacement dwelling unit or inclusionary housing requirements, whichever results in the greater number of affordable apartment dwelling units. If no dwelling units were demolished on the lots on or after February 14, 1988, a Project Applicant shall reserve fifteen percent of all apartment dwelling units within the Project as Very Low or Low Income households.

The project proposes 120 apartment dwelling units. Fifteen percent or 18 Low or Very Low Income apartment dwelling units.

Linkage Fee. The Project includes 6,906 square feet of ground floor commercial space, 33,703 square feet of office space and a 10,049 square foot childcare facility. The Project is exempt from paying the commercial Linkage Fee, as the threshold of applicability is 100,000 square feet.

Childcare Facility Requirements

The Project proposes a 10,049 square foot childcare facility. Consistent with the requirements of Section 12 of this Specific Plan, a Project consisting of 40,000 to 99,999 square feet of commercial or industrial floor area shall include a minimum of 2,000 square feet of floor area for a childcare facility. The Project contains 33,703 square feet of office use, and 6,906 square feet of retail use, thus the project is required to provide a childcare facility on-site. In compliance with this provision of the Central City West Specific Plan, a 10,049 square feet childcare facility is included within the project.

2. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Mitigation measures are not necessary for the subject project, and there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article 19, Section 15332, Class 32, for infill development project pursuant to State CEQA Guidelines. There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

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

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 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.

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 www.planning.lacity.org.

Planning Department public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

West Los Angeles
Development Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

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 by calling (213) 482-7077 or (818) 374-5050 or through the Department of City Planning website at www.planning.lacity.org. 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:

Reviewed by:


Debbie Lawrence, AICP, Senior City Planner


Kevin Golden, City Planner

Prepared by:


Hakeem Park-Davis, Planning Assistant
hakeem.park-davis@lacity.org

ETHOS SOCIETE PROJECT

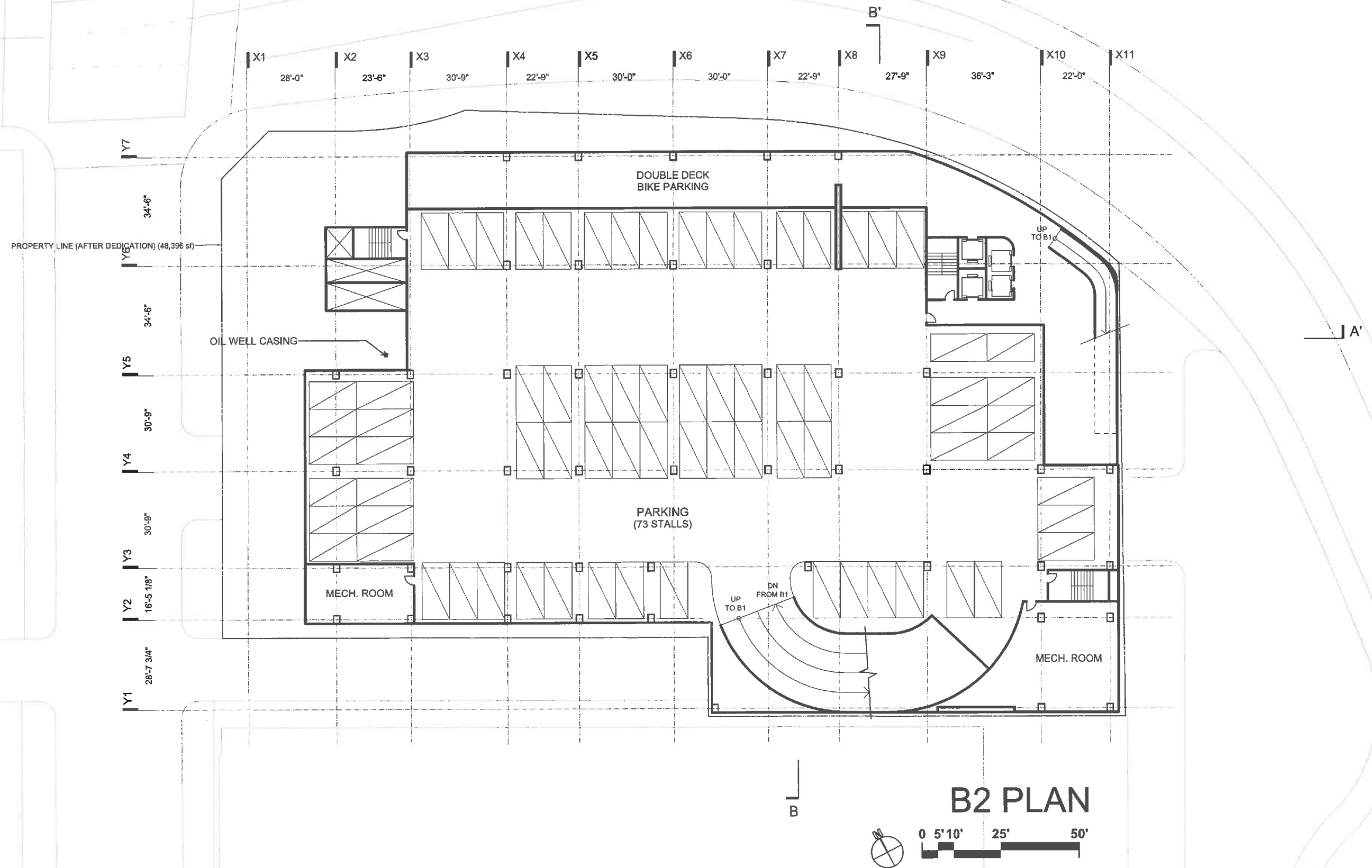
VE CONCEPT DESIGN

JUL. 26. 2019

WP. DTLA
GDS ARCHITECTS INC.

These documents have been
REVISED
Date.. 7/26/2019

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B2 PLAN

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Case No. DIR-2018-3333-SB

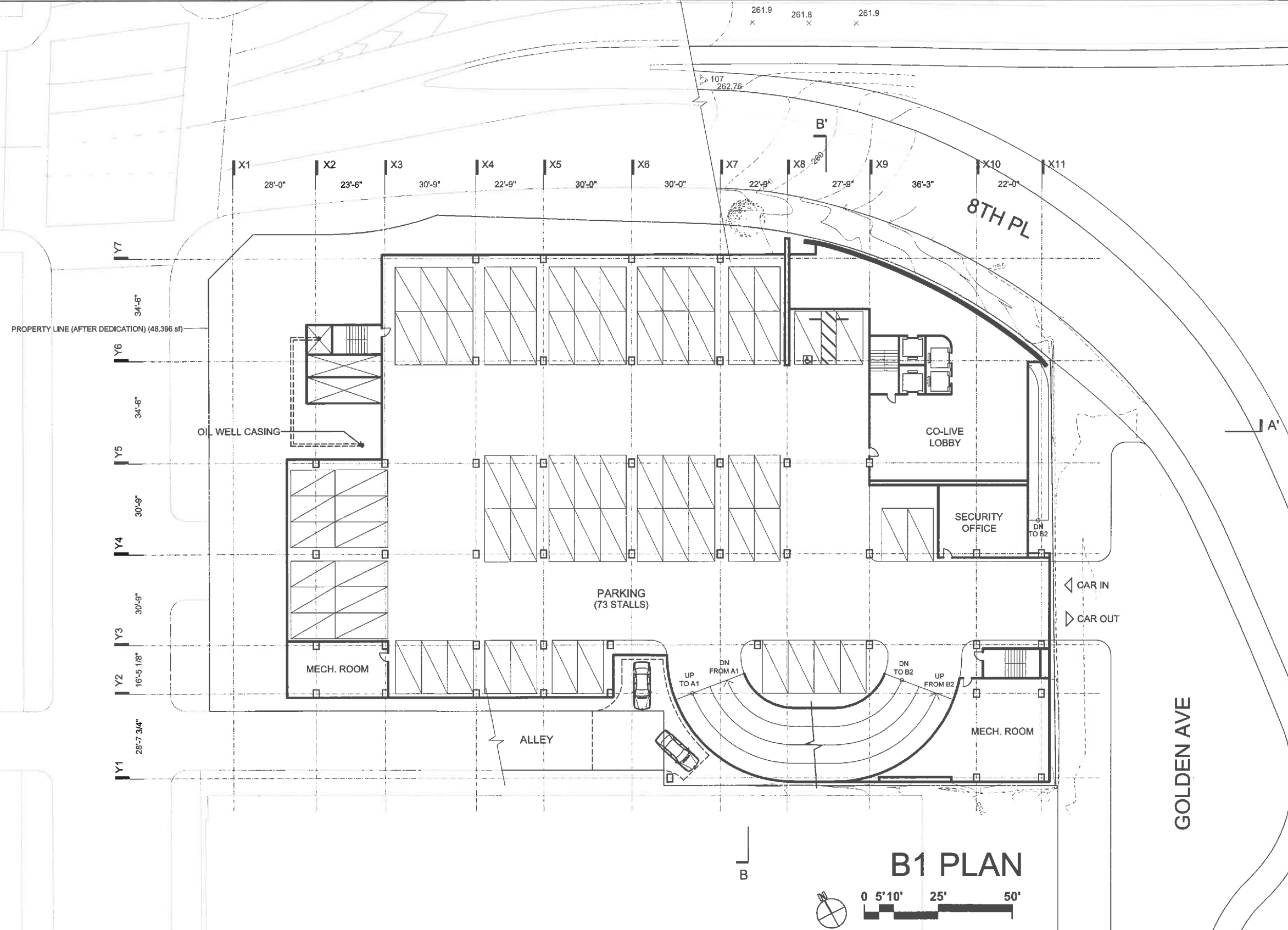
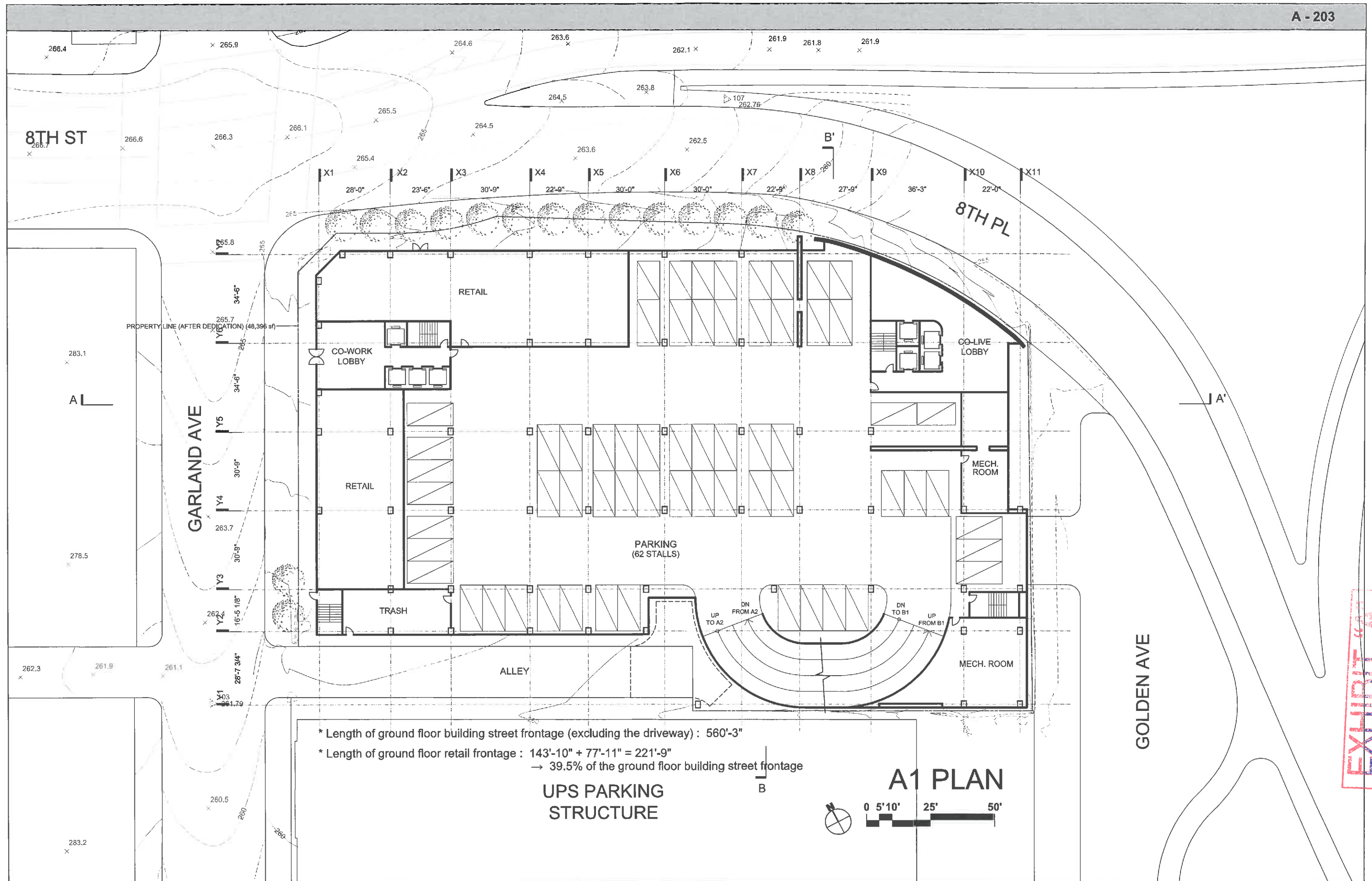


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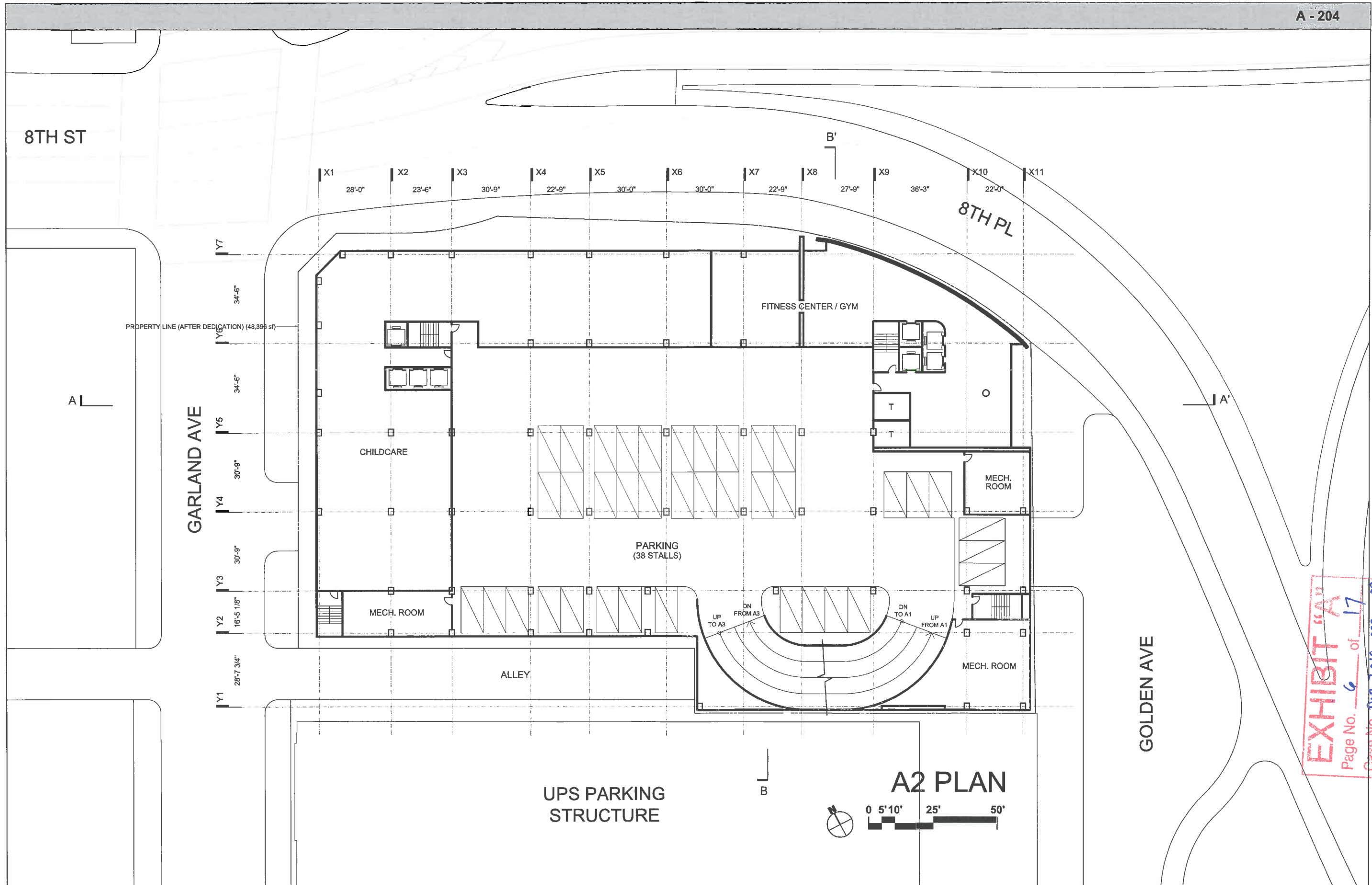


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Case No. D12-2018-3333-SPP

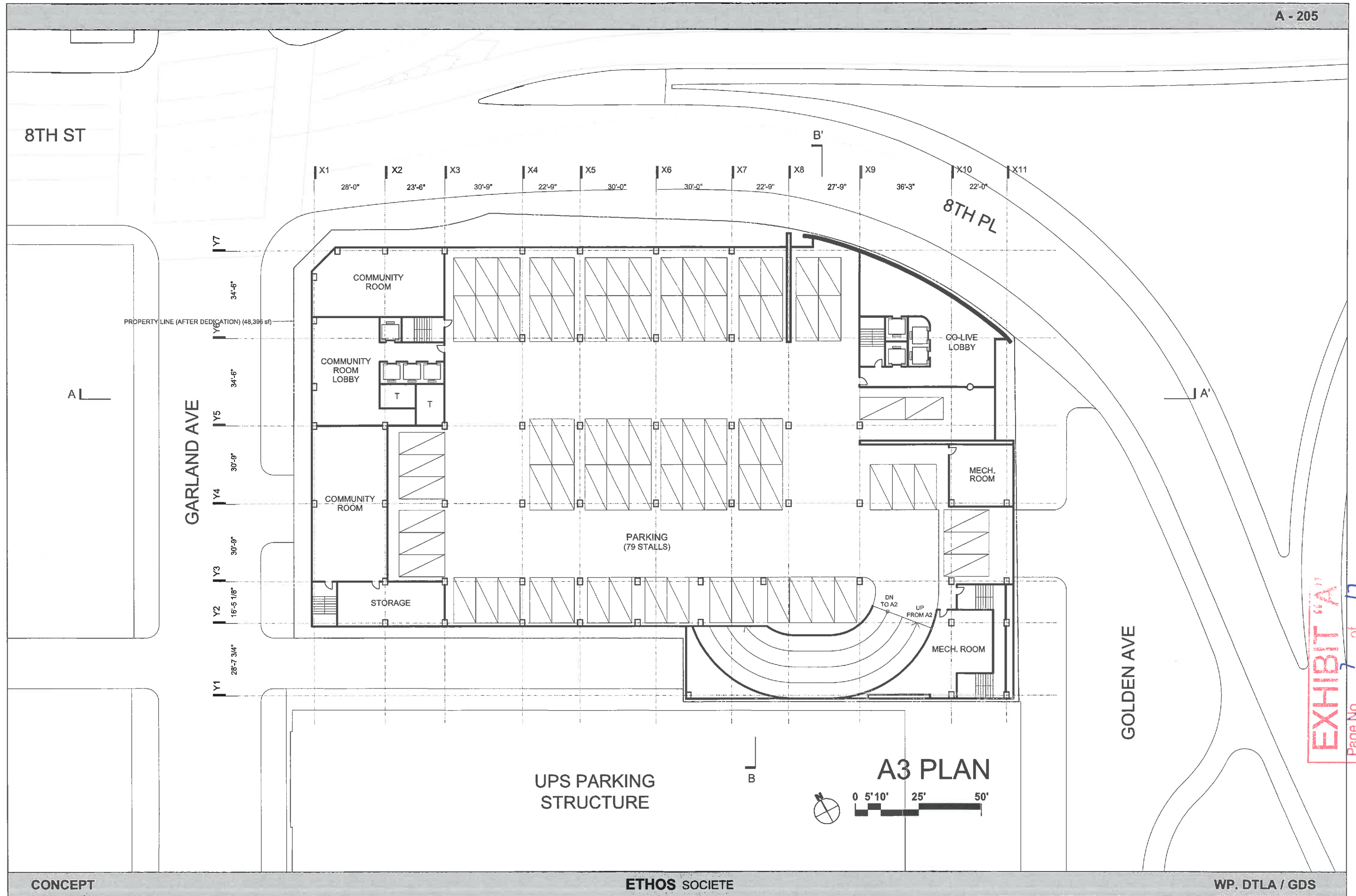
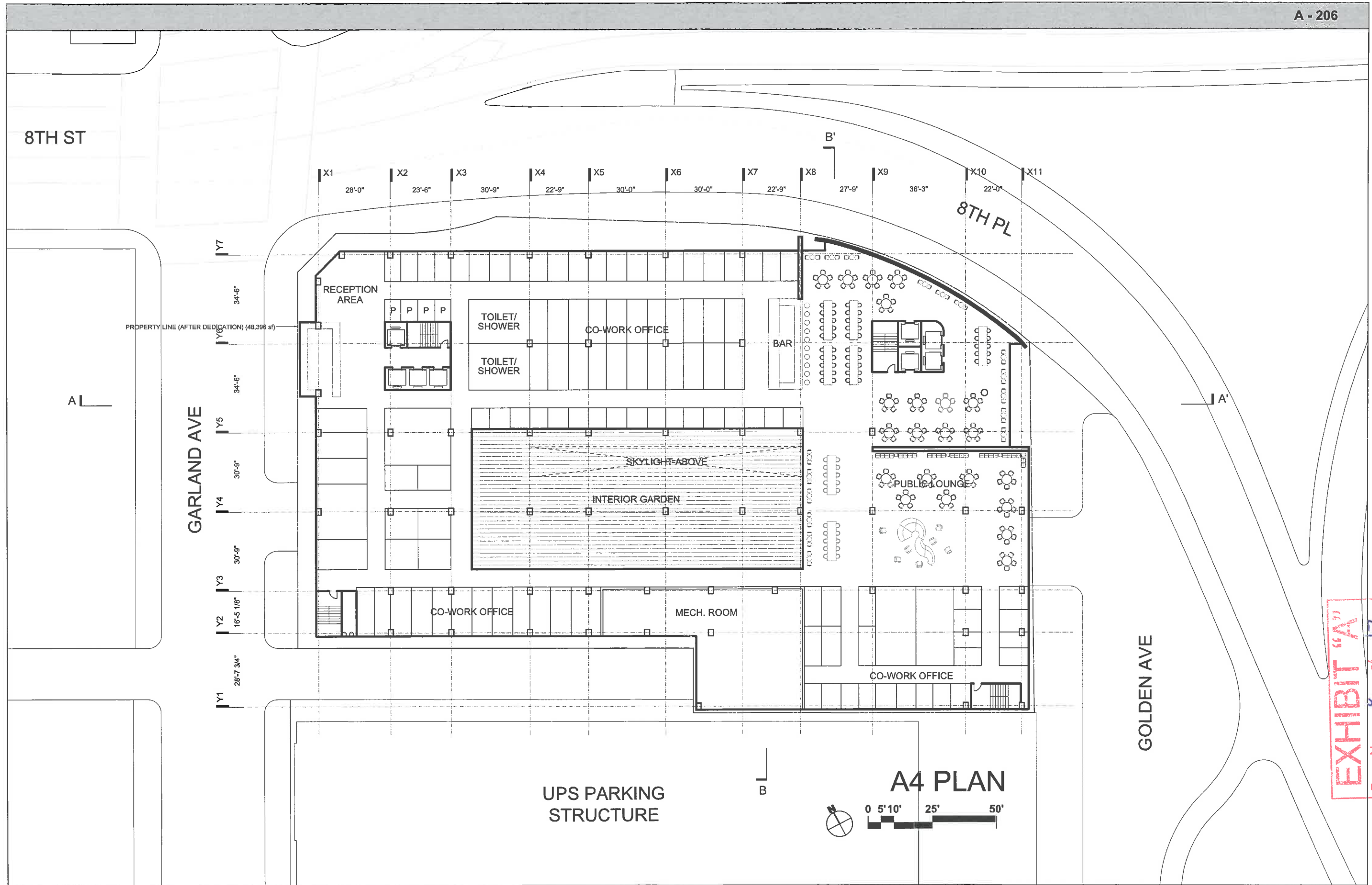


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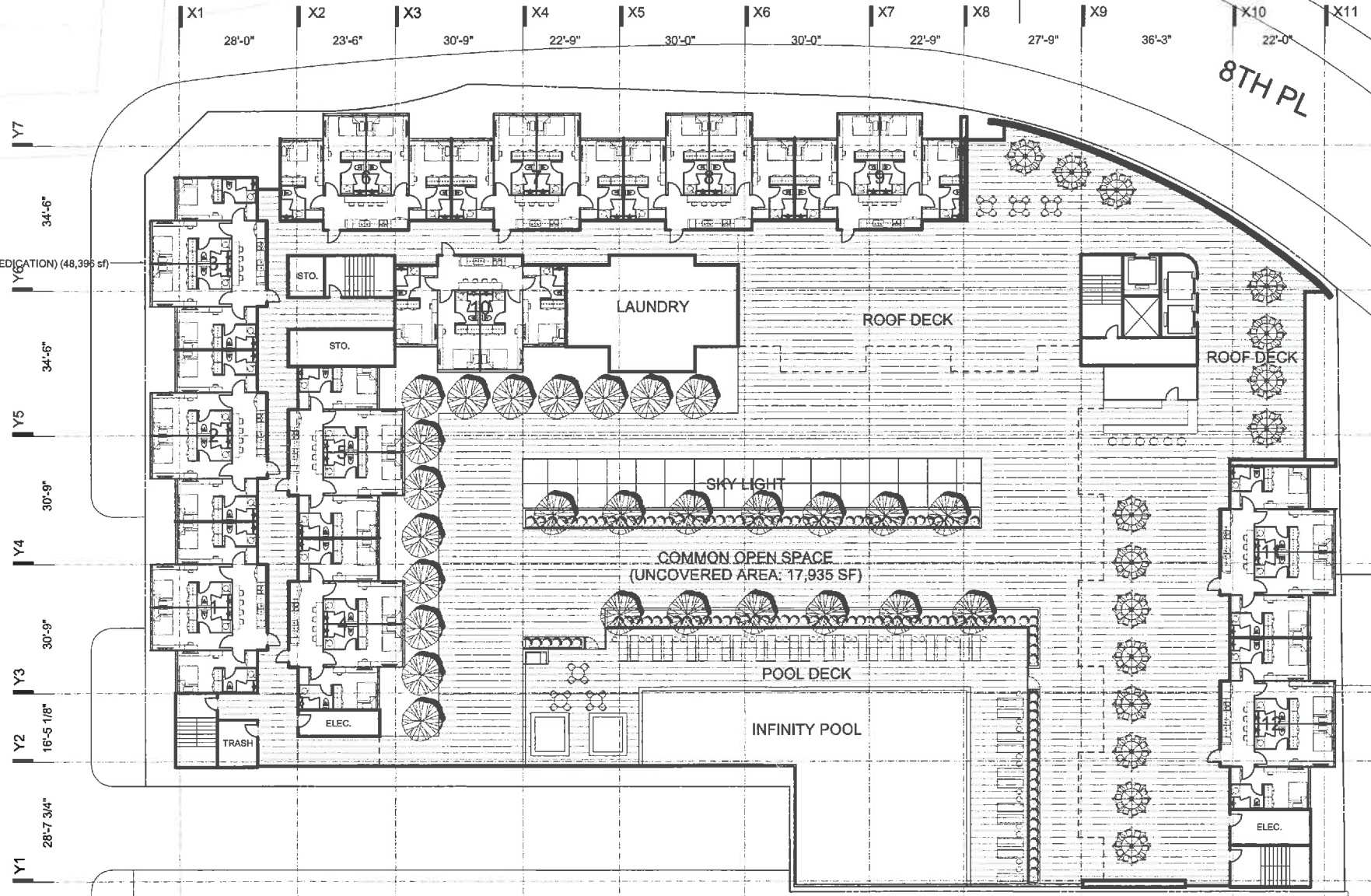
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Case No. DIR-2018-3333-SPP



8TH ST

A

GARLAND AVE



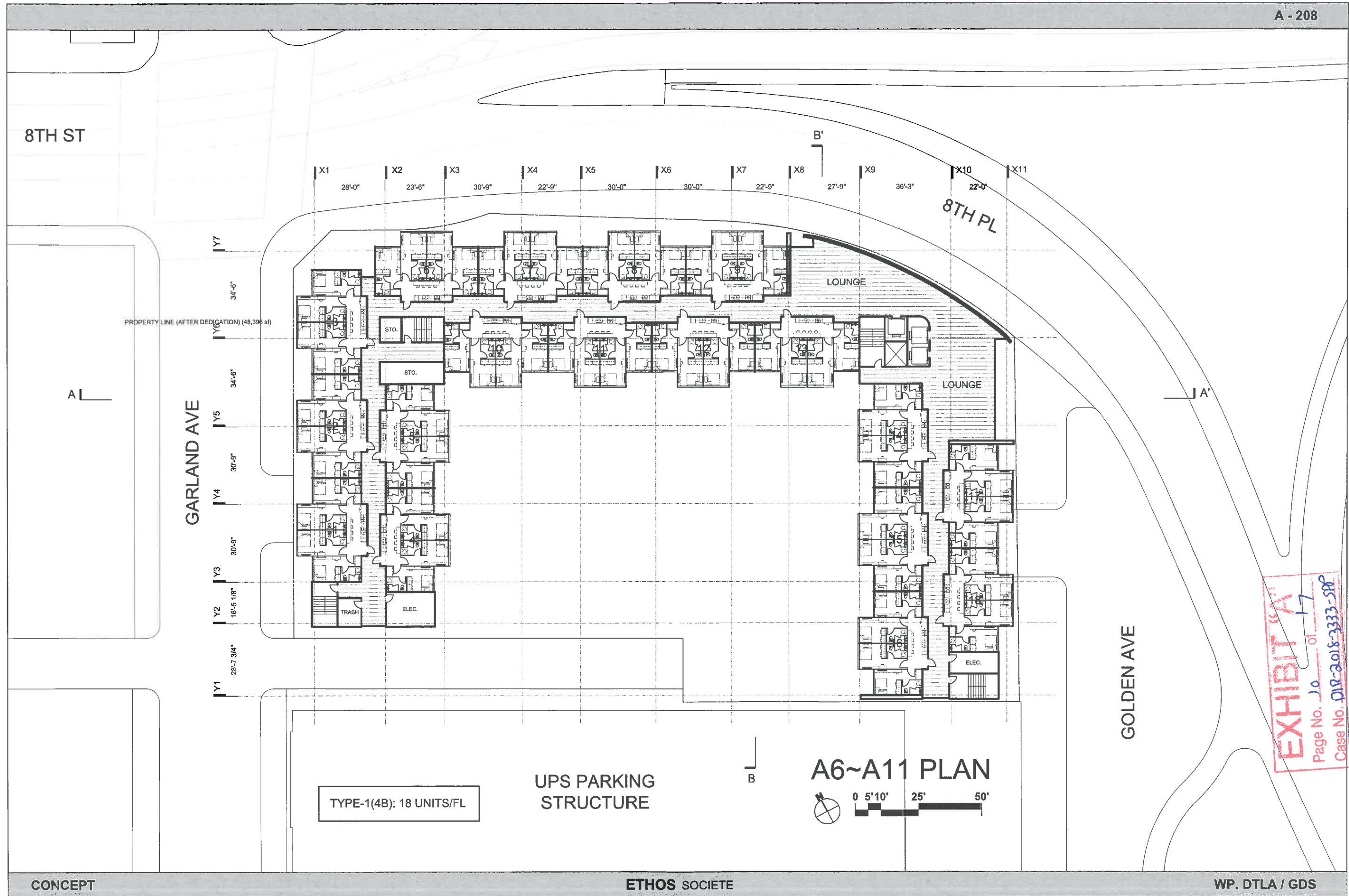
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UPS PARKING
STRUCTURE

A5 PLAN

GOLDEN AVE

A



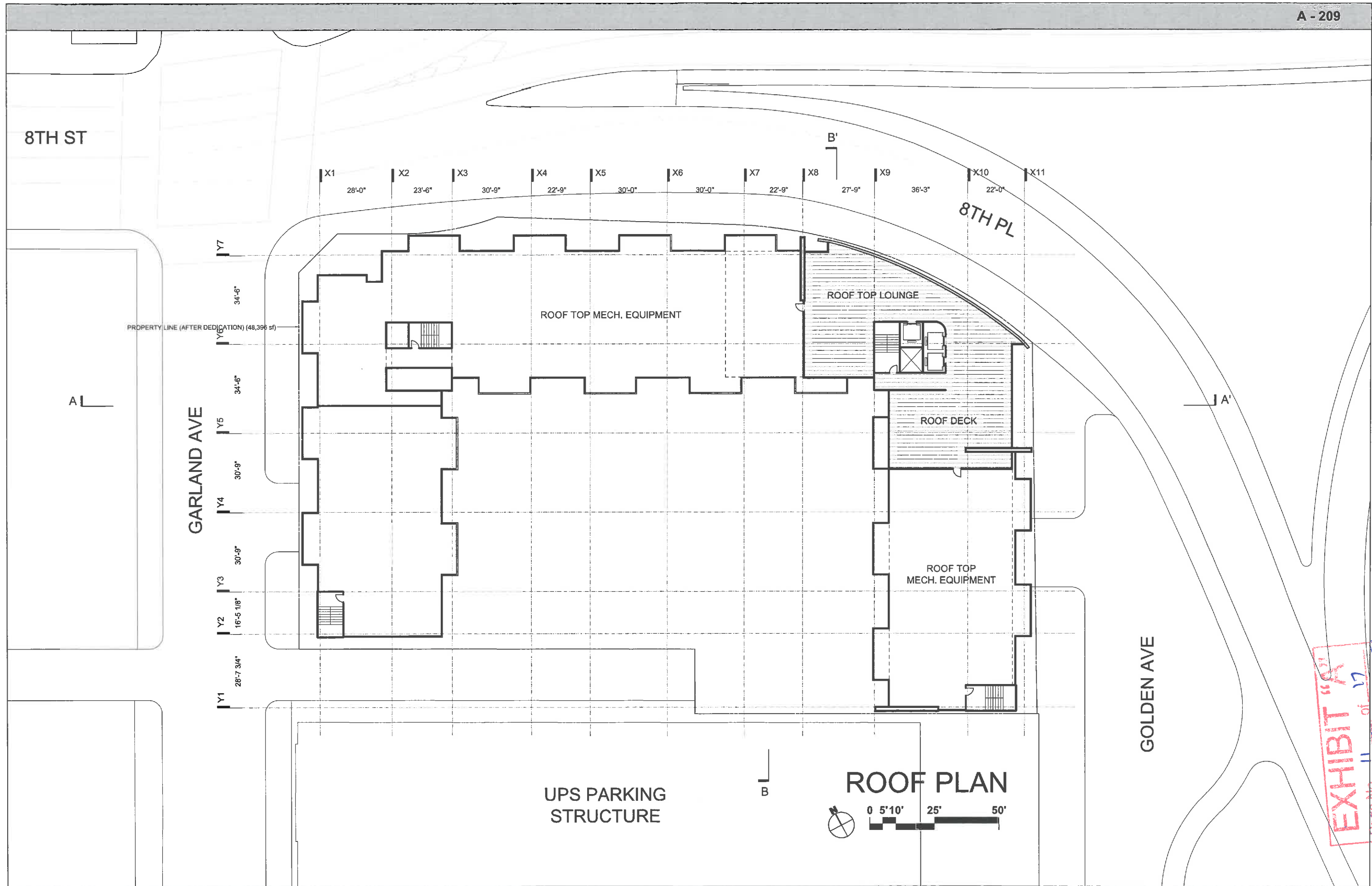
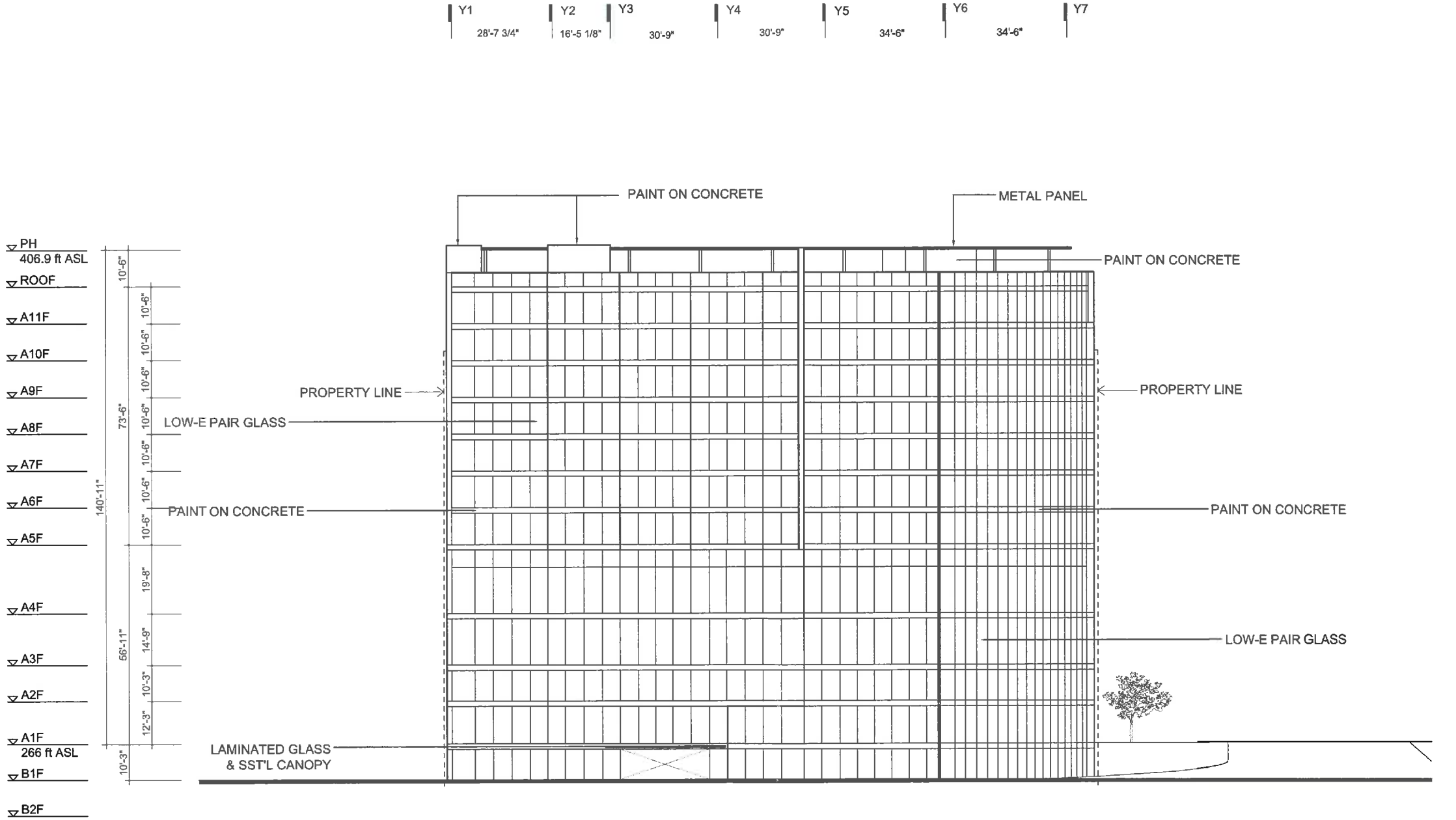


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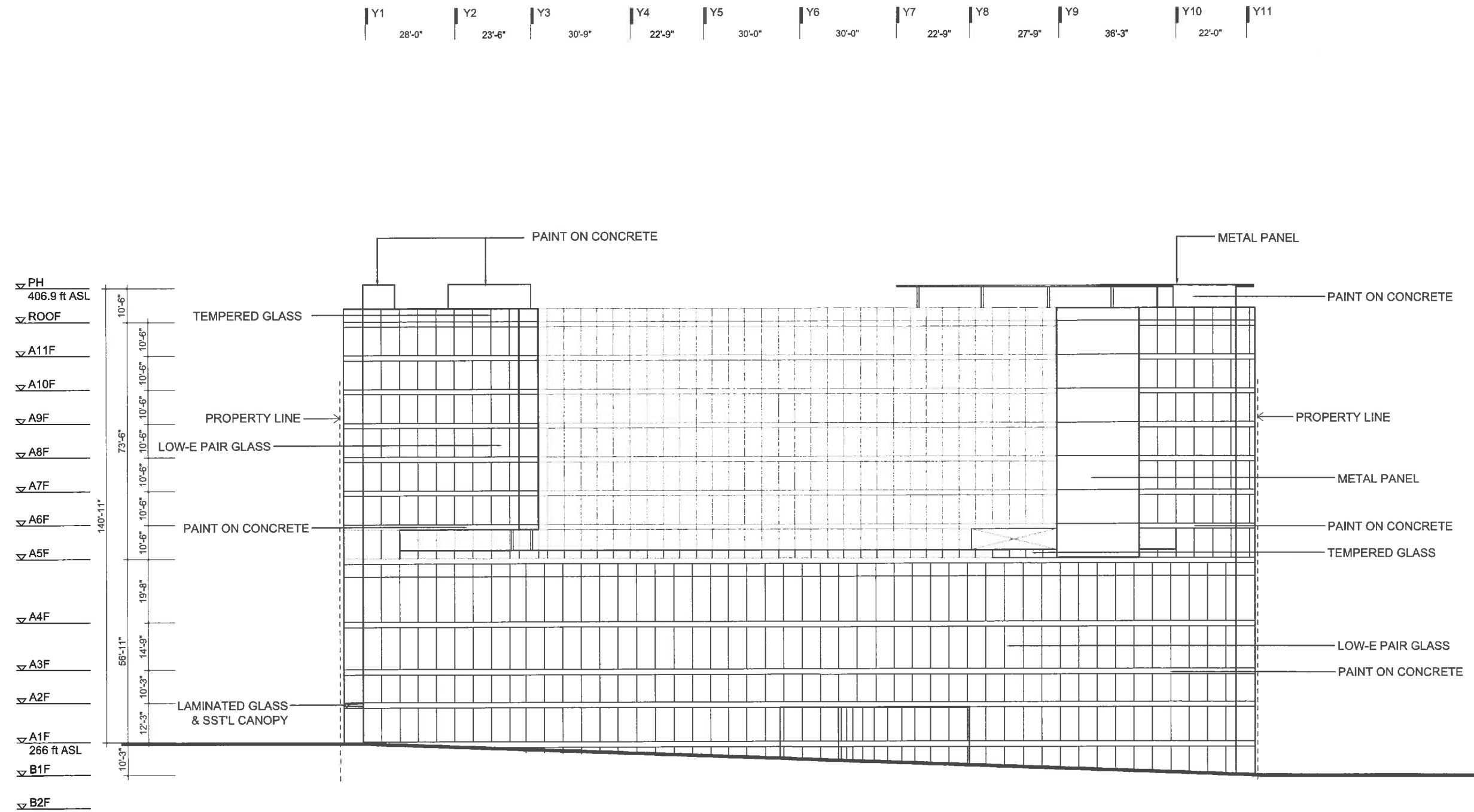
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EAST ELEVATION

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SOUTH ELEVATION



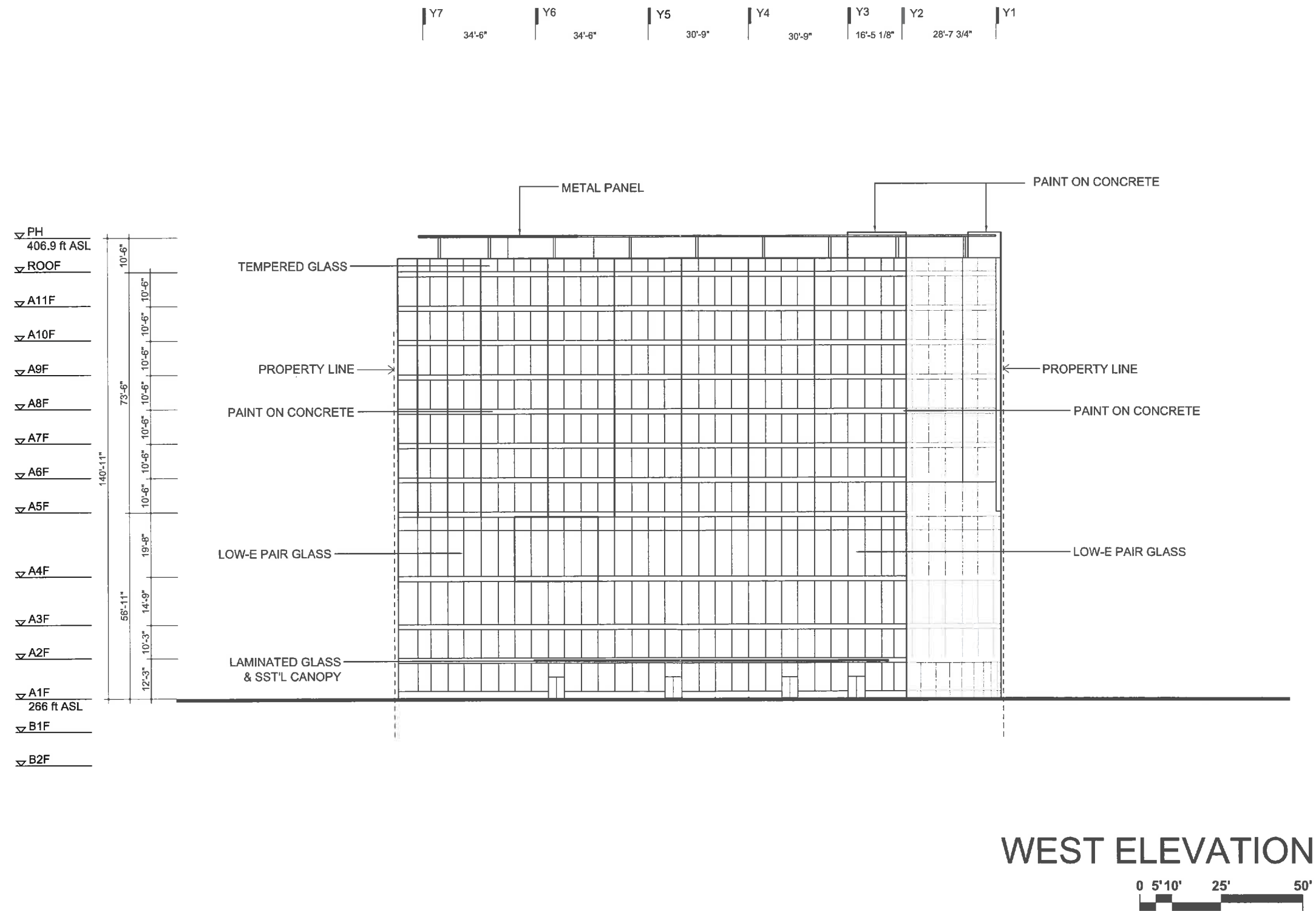
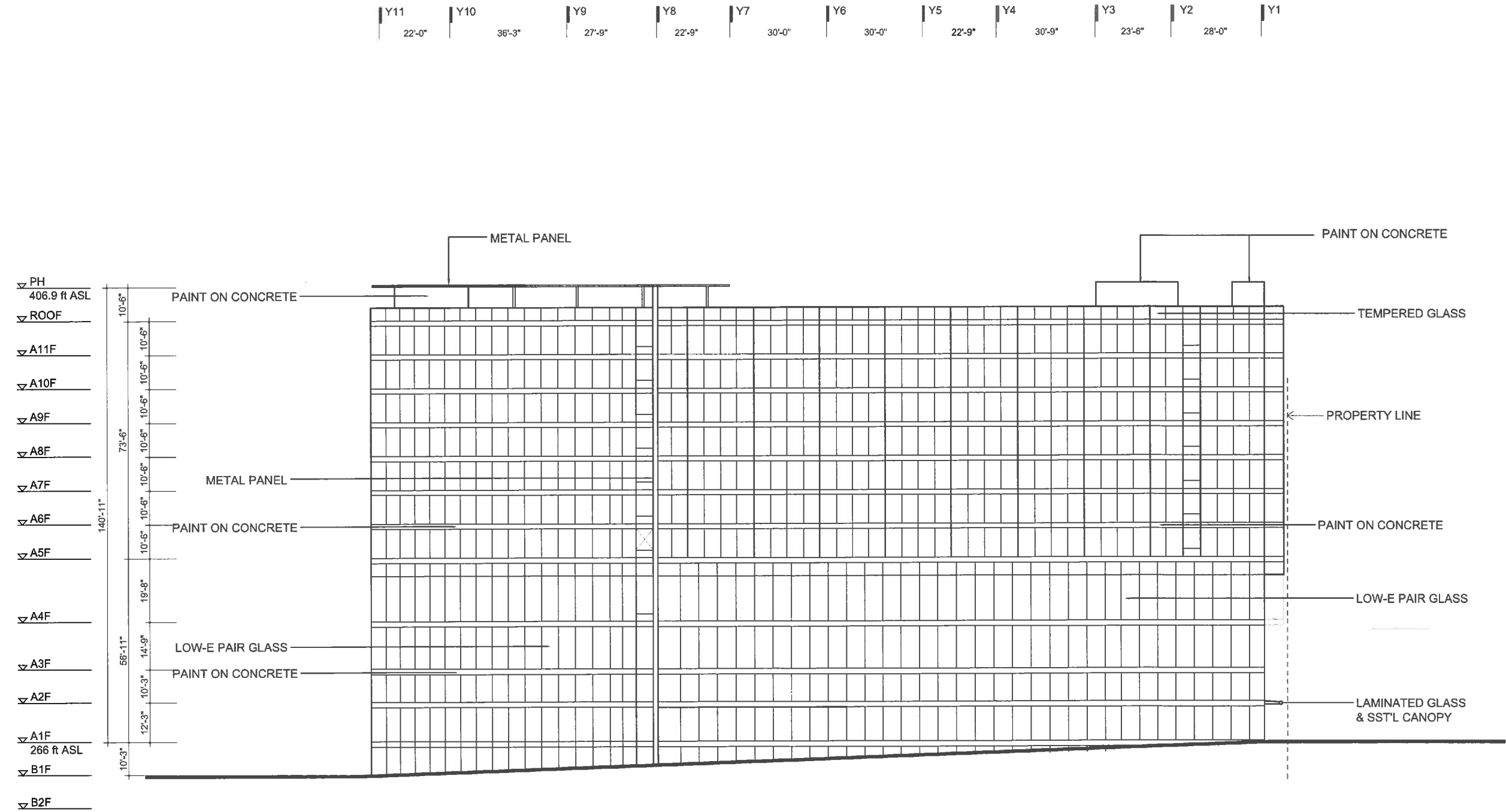


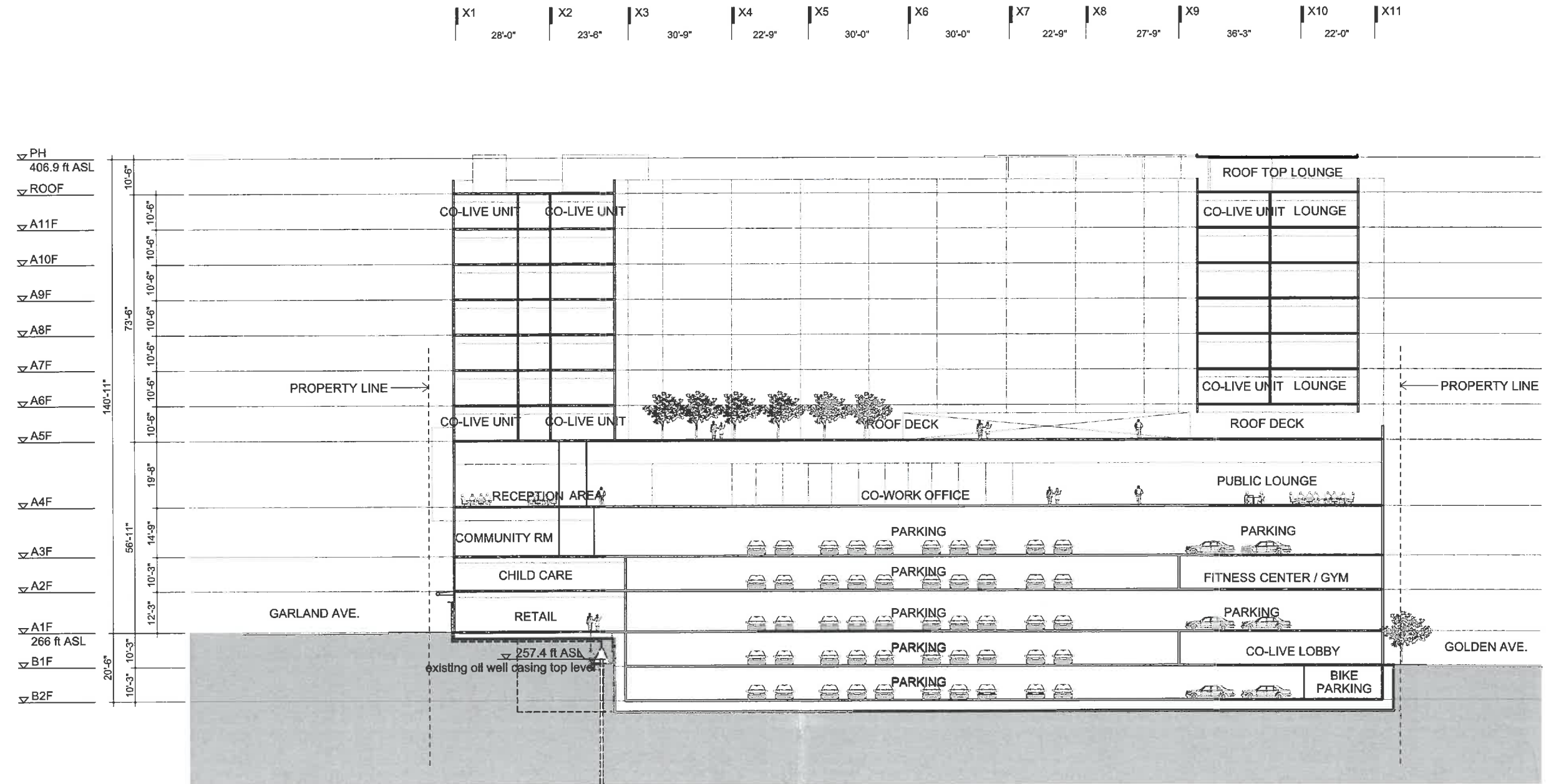
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NORTH ELEVATION



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SECTION A-A'



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