

II. Project Description

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A. Project Summary

The Project proposes a new mixed-use development on a 96,523-square-foot site (Project Site) located in the Central City North Community Plan area of the City of Los Angeles (the Project). The Project would include up to 347 new live-work units, of which 5 percent of the total proposed units (18 units) would be set aside for Extremely Low Income Households, and 11 percent of the total proposed units (39 units) would be set aside for Very Low Income Households, and approximately 187,374 square feet of new office space, 21,858 square feet of new commercial floor area, and a 926 square-foot community room that residents could use for art creation. These new uses would be located in two new buildings: a 36-story residential tower with a maximum height of 425 feet and an eight-story office building comprised of seven levels of office space and a partial eighth level with indoor and exterior amenity spaces with a maximum height of 131 feet. In addition, five existing buildings within the northern portion of the Project Site that comprise approximately 56,686 square feet would be retained with office, retail, restaurant, warehouse, and six live-work units. Two existing buildings that contain four live-work units and two existing open sheds would be removed. Upon completion, up to 569,448 square feet of floor area would be located within the Project Site, including the existing floor area to remain, resulting in a maximum floor area ratio (FAR) of 6.0:1. The Project would also provide approximately 828 vehicular parking spaces and 257 bicycle parking spaces within six subterranean parking levels.

B. Environmental Setting

1. Project Location

As shown in Figure II-1 on page II-2, the Project Site is located in the Arts District area of the City of Los Angeles (City), approximately 14 miles east of the Pacific Ocean. Primary regional access is provided by the Hollywood Freeway (US-101), the Santa Monica Freeway (I-10), and the golden State Freeway (I-5), which are all accessible within less than 1 mile of the Project Site. Major arterials providing regional access to the Project Site include South Santa Fe Avenue, East 7th Street, East Olympic Boulevard, and South Alameda Street. The 96,523-square-foot (approximately 2.2-acre) Project Site is specifically bounded by East 7th Place to the north, East Violet Street to the south, an alley to the west, and properties to



Figure II-1
Project Location Map

the east used primarily for parking. Further to the east are railroad tracks and the Los Angeles River.

2. Existing Uses

a. Existing Project Site Conditions

As shown in Figure II-2 on page II-4, the northern portion of the Project Site is currently developed with seven buildings that comprise approximately 63,530 square feet of floor area and range in height from one to three stories and used for 6,983 square feet of office, 25,739 square feet of retail, 2,109 square of warehouse, and 10 live-work units comprised of 28,699 square feet. The Project Site also includes two sheds and surface parking areas generally located on the southern half of the Project Site. Vehicular access to the site access is currently available at driveways along Violet Street, East 7th Place, and a public alley that abuts the Project Site to the west. The Project Site is relatively flat with limited ornamental landscaping.

b. Land Use and Zoning

The Project Site is located within the planning boundary of the Central City North Community Plan area. The Project Site has a General Plan land use designation of Heavy Industrial and is zoned M3-1-RIO. The M3 designation indicates that the Project is located in a Heavy Industrial zone, which permits a wide variety of industrial, manufacturing, and storage uses, as well as office and commercial uses. The “1” indicates that the Project Site is located in Height District 1, which does not specify a building height limit, but limits the FAR to 1.5:1. The RIO designation is for the City’s River Improvement Overlay (RIO) district, which is designed to provide for preservation of tributaries and rivers in the City of Los Angeles by promoting river identity, supporting local species, and convenient access, among other aspects.

The Project Site is also located within the East Los Angeles State Enterprise Zone, the Central Industrial Redevelopment Project area, and a Transit Priority Area pursuant to Senate Bill 743 and Zoning Information File No. 2452.

3. Surrounding Land Uses

The Project Site is located at the southern edge of the Arts District. As shown in Figure II-2, the Project vicinity is developed with a mix of light industrial, commercial, and residential uses. Nearby uses include retail, restaurant, and office uses, as well as a recycling center and distribution facility. Other uses in the Project vicinity include creative loft spaces located north of the Project Site along Mateo Street, and the Ford Factory building across South Santa Fe Avenue.

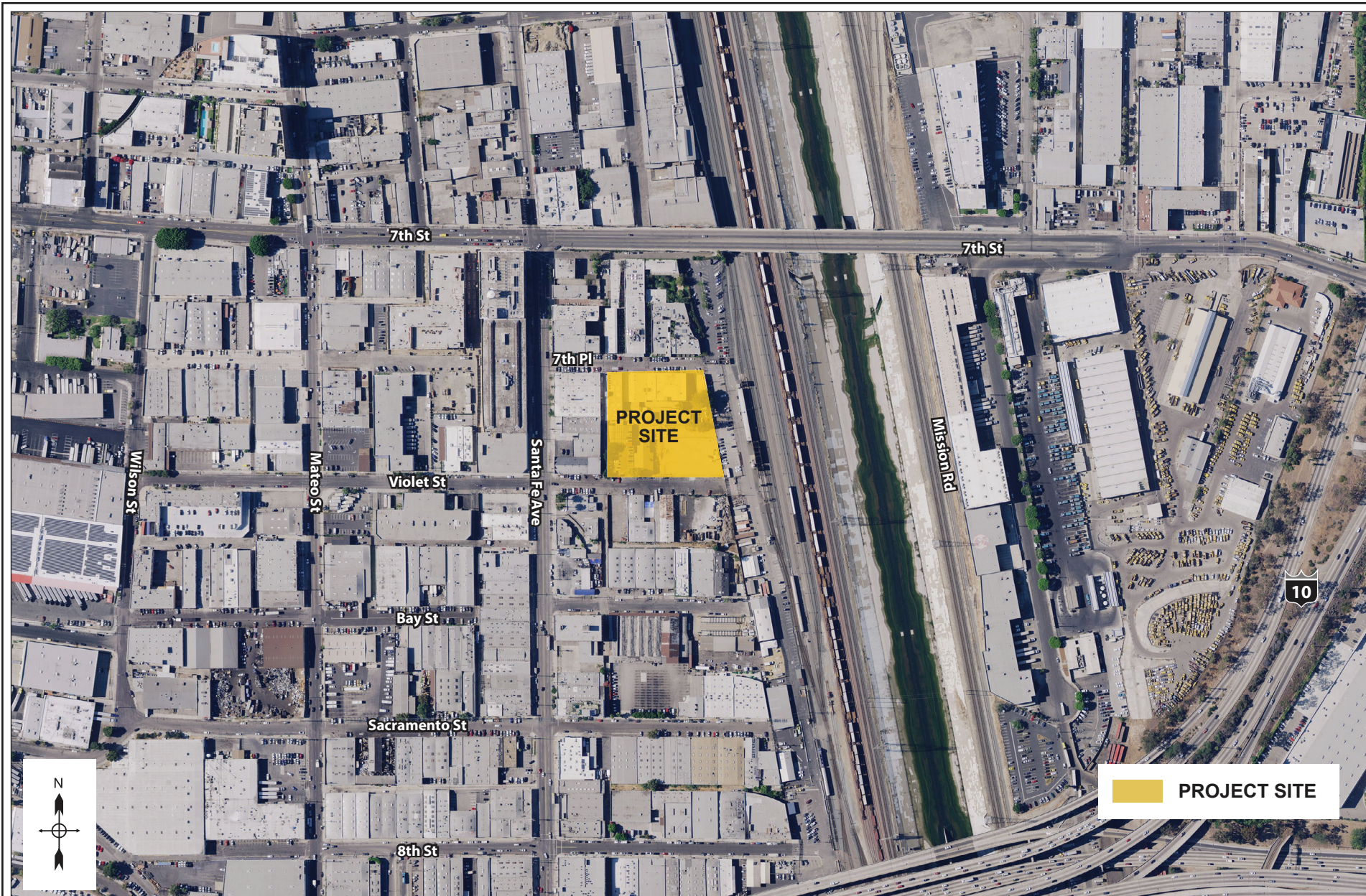


Figure II-2
Aerial Photograph of Project Vicinity

The Project Site is also located approximately 0.5 mile south of the 6th Street Viaduct project that is currently under construction and will provide a two-way, multi-modal bridge with dedicated bicycle lanes that will span the Los Angeles River and connect to the Boyle Heights neighborhood to the east.¹ Plans for the 6th Street Viaduct project also call for new recreational green spaces on former industrial sites underneath the new bridge.²

C. Project Objectives

Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines states that the project description shall contain “a statement of the objectives sought by the proposed project.” 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 Project is to redevelop vacant parcels into a high-density, mixed-use development that provides housing and jobs in the Arts District within the Central City North Community Plan area. The Project’s specific objectives are as follows:

- To support the Central City North Community Plan’s Objective 1-4 to promote and ensure the provision of adequate housing for all persons, by providing new market-rate and affordable live-work units in various types and configurations.
- To support the Central City North Community Plan Objective 2-1 to conserve and strengthen viable commercial development by retaining the existing retail/restaurant and office spaces, and developing new office space and new retail/restaurant space.
- To promote local and regional mobility objectives by providing a mix of residential and neighborhood-serving commercial and office uses in an area that is in close proximity to public transportation in order to reduce vehicular trips.
- To create a pedestrian-friendly project by creating a street-level identity for the Project Site and improving the pedestrian experience through the introduction of commercial uses on the ground floor level and the incorporation of a pedestrian paseo and courtyard/plaza to connect the existing uses with the new development.

¹ City of Los Angeles, Bureau of Engineering, *Sixth Street Viaduct Replacement Project, Frequently Asked Questions*, www.sixthstreetviaduct.org/faq, accessed November 14, 2019.

² City of Los Angeles, Department of Public Works, Bureau of Engineering, Environmental Management Group, *Notice of Preparation Including an Initial Study/Environmental Checklist for the Sixth Street Park, Arts, River & Connectivity Improvements (PARC) Project*, April 13, 2017.

D. Description of the Project

1. Project Overview

The Project proposes a new mixed-use development on a 96,523 square-foot (2.2-acre) site located in Arts District. As shown in Table II-1 on page II-7, proposed new uses would include 347 live-work units, of which 5 percent of the total proposed units (18 units) would be set aside for Extremely Low Income Households, and 11 percent of the total proposed units (39 units) would be set aside for Very Low Income Households, approximately 187,374 square feet of office space, square 21,858 feet of commercial retail/restaurant floor area, and 926-square-foot community room that residents could use for art creation. These new uses would be located in two new buildings: a 36-story residential tower with a maximum height of 425 feet located on the western portion of the Project Site, and an eight-story office building with a maximum height of 131 feet located on the eastern portion of the Project Site. In addition, five existing buildings within the northern portion of the Project Site that comprise approximately 56,686 square feet would be retained with office, retail, restaurant, warehouse, and six live-work units. Two buildings that comprise approximately 6,844 square feet and four live-work units, as well as two open sheds and surface parking spaces, would be removed. the City has recently issued permits for the conversion of approximately 5,055 square feet of existing retail and warehouse uses to restaurant uses.³ For purposes of providing a conservative evaluation of the Project, conversion of these uses is also accounted for as part of the Project. Upon completion, approximately 569,448 square feet of floor area would be located within the Project Site. The proposed uses would be supported by 828 parking spaces that would be distributed within six subterranean levels.

As shown in the Conceptual Site Plan provided on Figure II-3 on page II-8, the existing commercial uses and six live-work units located within the northern portion of the Project Site along the Site's East 7th Place frontage would remain and would be linked to the two proposed new buildings to create a unified development via an extensive pedestrian paseo system that connects to each of the Project's street frontages, including the abutting alley. Figure II-3 shows the ground level of the proposed residential tower, which would includes retail/restaurant space, back of house uses (e.g., storage, equipment, etc.), and a residential lobby. Residential units, which range from one-bedroom units with approximately 598 square feet to three-bedroom units with approximately 1,045 square feet, would be located on Levels 2 through 36. Approximately 2,008 square feet of residential amenities

³ Los Angeles Department of Building and Safety Permit No. 16016-10000-14951 and Planning Case No. ZA-2017-1185-CUB allows for future restaurant use by an operator. As shown in Table III-1 of Section III Environmental Setting, of this Draft EIR, this is now included as Related Project No. 74.

**Table II-1
Summary of Proposed Floor Area^a**

Land Use	Existing Development	Proposed New Development	Existing and Reconfigured Uses to Remain	Floor Area Upon Completion
Live-Work (including storage, and amenities)	28,699 sf (10 units)	302,604 sf (347 units)	21,855 sf (6 units)	324,459 sf (353 units)
Office	6,983 sf	187,374 sf	6,983 sf	194,357 sf
Retail/Restaurant	25,739 sf	21,858 sf	25,739 sf ^b	47,597 sf
Warehouse	2,109 sf	0 sf	2,109 sf	2,109 sf
Community Room	N/A	926 sf	N/A	926 sf
Total	63,530 sf	512,762 sf	56,686 sf	569,448 sf
<p><i>sf = square feet</i> <i>du = dwelling units</i></p> <p>^a Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”</p> <p>^b Includes the conversion of approximately 5,055 square feet of existing retail and warehouses uses to restaurant uses has been approved by the City (Los Angeles Department of Building and Safety Permit No. 16016-10000-14951 and Planning Case No. ZA-2017-1185-CUB), which allows for future restaurant use by an operator. For purposes of providing a conservative evaluation of the Project, conversion of these uses is also accounted for in the Project.</p> <p>Source: Eyestone Environmental, 2020.</p>				

would be located on Level 9 of the residential tower. Level 9 would also feature a pedestrian bridge that would connect the residential tower to Level 8 of the proposed office building and lead to additional residential amenities.

Figure II-3 on page II-8 also shows the ground level of the proposed office building, which includes retail/restaurant space oriented along Violet Street with a ground floor lobby entrance on East 7th Place, office space, and a 926-square-foot community room that residents could use for art creation. Levels 2 through 6 of the office building would contain approximately 150,000 square feet of office space. At Level 4, the height of the office building along the East 7th Place frontage is stepped back to create approximately 3,499 square feet of outdoor residential and office amenity space. Level 7 would contain approximately 25,111 square feet of office space and mechanical equipment. Level 8 would contain 7,593 square feet of indoor residential amenities that would be accessible via the pedestrian bridge from the residential tower, a pool, and approximately 28,063 square feet of outdoor residential and office amenity space.

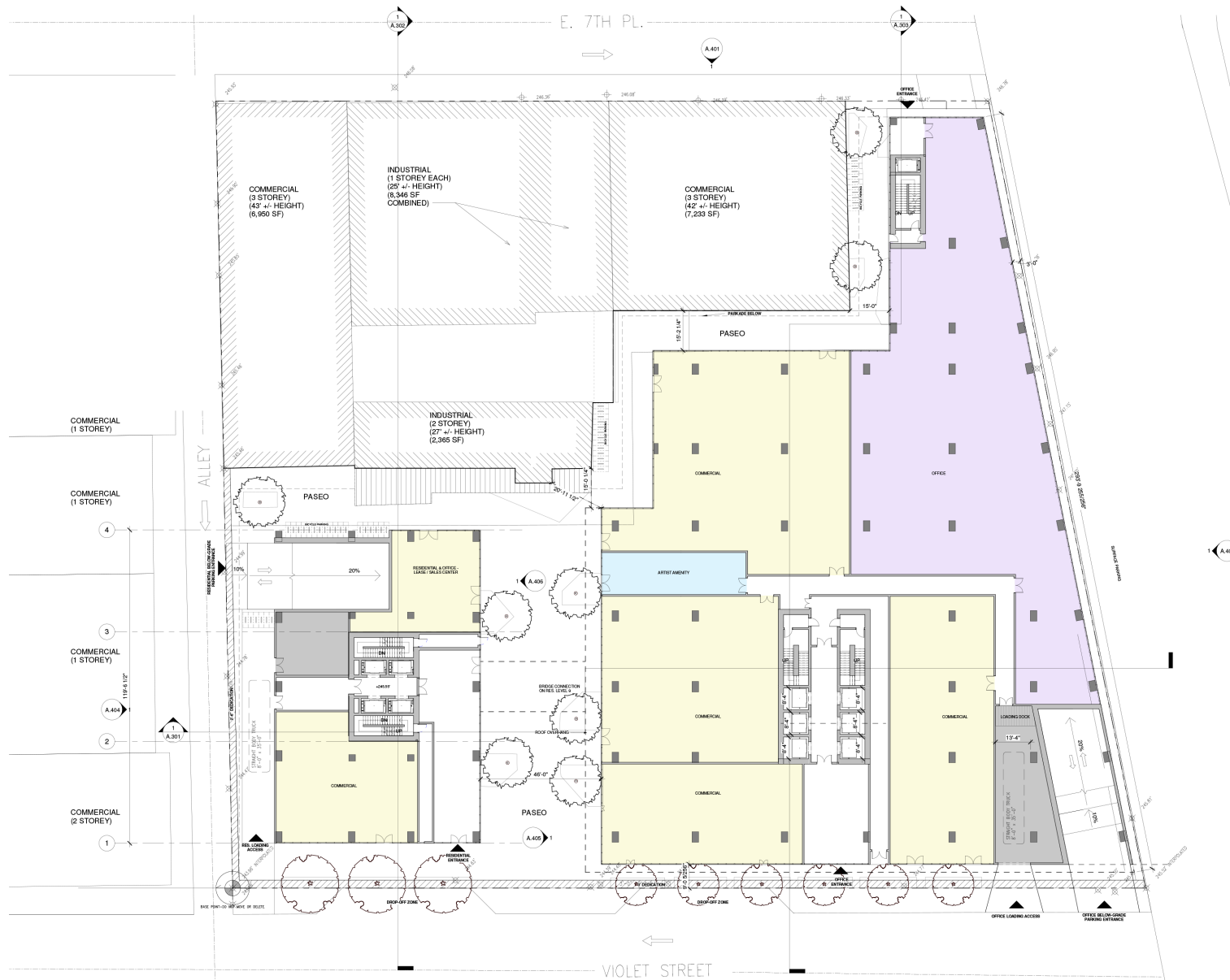


Figure II-3
Conceptual Site Plan

The Project would require a General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Industrial to Regional Center Commercial and a Vesting Zone and Height District Change from M3-1-RIO to C2-2-RIO.⁴ Under the proposed General Plan Amendment, the Project would be required to comply with the construction labor standards for residency, wage, and training set forth in LAMC Section 11.5.6 B.2 and satisfy the requisite affordable housing provisions set forth in LAMC Section 11.5.11, both of which were added by Measure JJJ. LAMC Section 11.5.11 requires the Project to set aside a minimum of 5 percent of the total units for Extremely Low Income households and 11 percent of the total units for Very Low Income households. The proposed Zone and Height District Change would permit a maximum 6.0:1 FAR. With a buildable area of 94,946 square feet, a 6.0:1 FAR would permit a total of 569,448 square feet of floor area within the Project Site. As set forth above, the Project proposes a floor area of 569,448 square feet, which would not exceed the maximum 6.0:1 FAR.

As set forth below, the Project also proposes a Vesting Conditional Use Permit to permit floor area averaging and density transfer within a unified development, and a zero-foot side yard in lieu of the 16 feet otherwise required along the easternmost property line for the residential levels.

2. Design and Architecture

The Project design would create an active, transparent street edge along both Violet Street and East 7th Place through the placement of commercial uses, streetscape improvements, and integration with internal paseos and plazas. The contemporary architectural style of the proposed buildings would reflect the industrial character of the surrounding area by utilizing a repetition of stacked components to imitate the structural rhythm and cadence of stacked pallets. Materials used on the building exteriors would include concrete, glass, and metal. Each building level would be staggered to break up the building façades, creating distinct and offset planes to reduce the building's perceived scale and massing, as well as large projection balconies that provide functional outdoor open space. Recessed window elements would be used to produce a pattern of void and solid, which would articulate the building facades, create texture, and reduce massing.

⁴ *The proposed C2 zone and the proposed Regional Center Commercial land use designation permits density equivalent to the R5 (Multiple Residential) zone, or 1 dwelling unit per 200 square feet of lot area. Based on the requested Zone and Height Change and General Plan Amendment, the Project Site would be permitted a maximum of 475 dwelling units. The proposed total 347 live/work units is less than the number of residential units permitted within the proposed C2 zone.*

3. Open Space and Landscaping

The Project would incorporate open space and recreational amenities, particularly within the ground level, on Level 9 of the residential tower, and on Levels 4 and 8 of the office building. The primary open space amenity would be a ground-level pedestrian paseo that connects the existing buildings and the proposed buildings. As shown in Figure II-4 on page II-11, this would consist of a central paseo between the proposed residential tower and office building featuring planters and various gathering spaces that would lead to Violet Street to the south and two smaller pedestrian corridors to the north. These smaller pedestrian corridors would contain art exhibition spaces, planters, and various seating areas, and would connect to East 7th Place to the north and the alleyway to the west.

Other open space and recreational amenities would include residential indoor common amenity spaces on Level 9 of the residential tower and on Level 8 of the office building, and outdoor amenities for both residents and office tenants on Levels 4 and 8 of the office building. As shown in Figure II-5 on page II-12, outdoor amenities are located on Levels 4 and 8 of the office building, these include a variety of amenities, a pool, and landscaped and programmed open space. In addition, private residential balconies would be dispersed throughout the residential tower. Based on the proposed dwelling unit types, the Project would be required to provide a total of 42,775 square feet of usable open space. As shown in Table II-2 on page II-13, the Project would provide approximately 71,719 square feet of open space, consisting of 54,369 square feet of common open space (e.g., swimming pool, lounge areas, fitness centers) and 17,350 square feet of private open space (e.g., patios, balconies) for its residents.

As illustrated in Figure II-4 and Figure II-5, landscaped planters containing trees and drought-tolerant plants would be installed throughout the ground-level pedestrian paseo system and within the outdoors spaces on Levels 4 and 8 of the office building. A total of 129 trees would be provided on the Project Site.

4. Access, Public Transit, and Parking

Vehicular access to the residential subterranean parking would be provided via a driveway accessible through the alleyway on the western side of the Project Site. Residential loading docks and loading area are located immediately south of the residential parking entrance. Vehicular access to the office subterranean parking would be provided via a driveway located at the southeastern corner of the Project Site along Violet Street. Commercial loading dock and loading area are located immediately adjacent to the office parking entrance.

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH ASLA LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF LOS ANGELES ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.



Figure II-4
Conceptual Landscape Plan – Ground Level

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH ASLA LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE: SIZE AND SPACING TO BE AS PER CITY OF LOS ANGELES ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALLED 1 TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.



**Table II-2
Summary of Proposed Open Space**

Open Space Type	Size
Indoor Open Space	
Level 9 (Residential Tower) Indoor Amenity Rooms	2,008 sf
Level 1 (Office Building) Community Room	926 sf
Level 8 (Office Building) Indoor Amenity Rooms	7,593 sf
<i>Total Indoor Open Space</i>	<i>10,527 sf</i>
Outdoor Open Space	
Ground Level Paseo	12,280 sf
Level 4 (Office Tower) Outdoor Residential/Office Amenity Area	3,499 sf
Level 8 (Office Tower) Outdoor Residential/Office Amenity Area	28,063 sf
Private Patio/Balconies (Residential Tower)	17,350 sf
<i>Total Outdoor Open Space</i>	<i>61,192 sf</i>
Total Open Space Provided	71,719 sf
<i>sf = square feet</i> <i>Source: Enns Gauthier Landscape Architects; Eyestone Environmental, 2020.</i>	

Pedestrian access would be provided from adjacent sidewalks. Internally, pedestrian access would be provided via a new paseo that connects the existing buildings with the proposed buildings. The entrance to the residential lobby would be located on the eastern side of the residential tower. Primary pedestrian access to the office component would be from an office lobby located along Violet Street within the northeastern corner of the Project site. Access to the retail/restaurant spaces would be provided via several entrances along the paseo system.

There are no existing bicycle facilities within 0.5 mile of the Project Site. However, the Project would provide 257 bicycle parking spaces (47 short-term and 210 long-term) as required by the LAMC. These parking spaces would be located within six subterranean parking levels.

Public transit service in the vicinity of the Project Site is currently provided by multiple local and regional bus lines, several of which provide connections to Downtown subway stations including Pershing Square and 7th Street/Metro Center. In particular, the Los Angeles County Metropolitan Transit Authority (Metro) provides a bus stop for Metro Local Line 60 located at the corner of South Santa Fe Avenue and Violet Street, which is the

closest bus stop approximately 200 feet west of the Project Site.⁵ Other nearby transit lines include Metro Local Line 18, which provides service east/west from the City of Montebello to the Wilshire Center area, and Metro Local Line 62, which provides service from Downtown Los Angeles, east to Santa Fe Springs, and south to Hawaiian Gardens. A bus stop for both Local Lines 18 and 62 is located at 7th Street and Santa Fe Avenue, approximately 700 feet northwest of the Project Site. Additionally, the Greyhound Bus Terminal is located approximately 0.4 mile northwest of the Project Site on 7th Street, which provides inter-city bus service to various locations outside of the Los Angeles.

Based on LAMC requirements for the proposed land uses and existing uses to remain, the Project would be required to provide 783 vehicle parking spaces. The Project would provide 828 vehicle parking spaces located within six subterranean parking levels. The Project would also comply with City requirements for providing electric vehicle charging capabilities and electric vehicle charging stations within the proposed parking area.

5. Lighting and Signage

Exterior lighting along the public areas would include pedestrian-scale (i.e., lower to the ground, spaced closer together) fixtures. Exterior lighting would incorporate low-level exterior lights on the building and along pathways for security and wayfinding purposes. In addition, low-level lighting to accent signage, architectural features, and landscaping elements would be incorporated throughout the site. Project lighting would be designed to minimize light trespass from the Project Site and would comply with all LAMC requirements. All new street and pedestrian lighting within the public right-of-way would comply with applicable City regulations and would require approval from the Bureau of Street Lighting in order to maintain appropriate and safe lighting levels on sidewalks and roadways while minimizing light and glare on adjacent properties.

Proposed signage would be designed to be aesthetically compatible with the proposed architecture of the Project Site and with the requirements of the LAMC. Proposed signage would include mounted project identity signage, building and commercial tenant signage, and general ground-level and wayfinding pedestrian signage. Wayfinding signs would be located at parking garage entrances, elevator lobbies, vestibules, and residential corridors.

⁵ Metro, *Nextrip Service (Route 60 Downtown LA—Artesia Station via Long Beach, Stop: Santa Fe/Violet)*, www.metro.net/riding/nextrip/.

6. Sustainability Features

The Project has been designed and would be constructed to incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen. These standards would reduce energy and water usage and waste and, thereby, reduce associated greenhouse gas emissions and help minimize the impact on natural resources and infrastructure. The sustainability features to be incorporated into the Project would include, but would not be limited to, WaterSense-labeled plumbing fixtures and weather-based controller and drip irrigation systems to promote a reduction of indoor and outdoor water use; Energy Star-labeled appliances; and water-efficient landscape design.

7. Anticipated Construction Schedule

Construction of the Project would commence with demolition of two of the existing industrial structures and the two open sheds. This phase would be followed by grading and excavation for the subterranean parking garage. Building foundations would then be laid, followed by building construction, paving/concrete installation, and landscape installation. Project construction is anticipated to begin in early 2021 and be completed early 2024. It is estimated that approximately 239,500 cubic yards of export material (e.g., concrete and asphalt surfaces) and soil would be hauled from the Project Site during the demolition and excavation phase.

E. Requested Permits and Approvals

The list below includes the anticipated requests for approval of the Project. The Environmental Impact Report will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to LAMC Section 11.5.6, General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Industrial to Regional Center Commercial;
- Pursuant to LAMC Section 12.32 Q, a Vesting Zone and Height District Change from M3-1-RIO to C2-2-RIO;
- Pursuant to LAMC Section 12.24 T and 12.24 W.19, a Vesting Conditional Use Permit to permit floor area averaging and residential density transfer within a unified development;

- Pursuant to LAMC Section 12.24 W,1, a Master Conditional Use Permit for the on-site sale of a full-line of alcoholic beverages within 10 of the Project's commercial areas;
- Pursuant to LAMC Section 11.5.11 E (Measure JJJ) and Government Code Section 65915(k), an affordable housing development incentive to permit a zero-foot side yard in lieu of the 16 feet otherwise required for the residential levels along the eastern property line;
- Pursuant to LAMC Section 16.05, Site Plan Review for a maximum of 347 net new live-work units and a maximum of 210,158 square feet of net new non-residential floor area;
- Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map for the merger and re-subdivision of the Project Site into three (3) lots and for 353 residential and 8commercial condominiums and including Haul Route approval for 239,500 cubic yards of export;
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, Redevelopment Plan approvals, and building permits.