
ATTACHMENT “A”

FINDINGS & SUPPLEMENTAL INFORMATION

123-167 Avenue 34; 3401-3437 Pasadena Ave, Los Angeles, California 90031

➤ SITE INFORMATION

- Street Addresses: 123-167 W. Avenue 34, 3401-3437 N. Pasadena Avenue Los Angeles, California 90031
- Lot area: 219,320 square feet / 5.03 acres
- Assessor’s Parcel Numbers: 5205-004-003, -005, -007, -011

➤ ACTIONS REQUESTED

- **Master Conditional Use Permit (CUB)** pursuant to LAMC Section 12.24 W.1 to permit the sale and dispensing of alcohol on-site.
- **Zone Variance** pursuant to LAMC Section 12.27 to permit a density of approximately 1 du/534 sf (<R4 density) in the CM Zone in lieu of the permitted 1 du/800 sf (R3 Density) by LAMC 12.17.1.A.1 to accommodate the development of 410 residential units.
- **Site Plan Review** pursuant to LAMC Section 16.05 to permit the construction, use, and maintenance of 410 residential units, 30,000 square feet of commercial office space, 10,000 square feet of retail space, and 575 on-site parking spaces.

➤ PROPERTY INFORMATION

The Subject Property is located at 123-167 W. Avenue 34, 3401-3437 N. Pasadena Avenue Los Angeles, California 90031, (the “Property”). The Property is an irregularly shaped parcel of land located at the northwest corner of the intersection of W. Avenue 34 and N. Pasadena Avenue, extending west for five irregular parcels along Avenue 34 and north for two parcels fronting on Pasadena Avenue. The Property comprises a total of seven (7) parcels, legally described as Lots A and B of the PM 541 Tract, Lot 3 of the TR 23801 Tract, and Lots 61, 62, FR 64, and PT 65 of the Whittaker Richardson and Ernest Subdivision of Lots 2 and 3 Griffin Tract East Los Angeles. The lots total approximately 219,320 square feet or 5.03 acres of surface land area, according a land survey conducted on January 26, 2015. The Property fronts approximately 735.56 feet along the north side of Avenue 34 and 243.78 feet along the west side of Pasadena Avenue.

LAND USE DESIGNATION / ZONING CLASSIFICATION

The Property is classified in the [T][Q]CM-2D Zone and designated for Commercial Manufacturing land uses by the Northeast Community Plan. Pursuant to Section 12.17.1 of the Los Angeles Municipal Code (“LAMC”), the zoning permits density equivalent to the R3 Zone at a ratio equivalent to 1 dwelling unit per 800 square feet of land area. Yards shall be provided

in accordance with the R4 zone for all residential portions of the Property. There are no height restrictions identified in the Ordinance. Therefore the provisions of the LAMC, Height District 2 shall apply, which permits unlimited height.

The site is also within Subarea 4 of Ordinance 179,280, which established permanent “T” and “Q” conditions for the property. The following highlights the relevant provisions of Subarea 4 of Ordinance 179,280 with respect to new development at the subject property:

- **Floor Area:** 3:1 maximum; FAR Bonus of 1:1 for the provision of affordable housing per HCID Levels; FAR Bonus of 0.5:1 for the inclusion of an on-site childcare facility. MAXIMUM 4.5:1 Floor Area.
- **Use:** There shall be no 100% Commercial projects allowed. There shall be no 100% Residential projects allowed.
- **Parking:** Surface Parking cannot exceed 20% of the total lot area; No parking areas shall face Pasadena Avenue; All Residential parking must be below grade; and Residential and mixed-use projects shall share parking required by the LAMC during off-hours.
- **Yards:** Pasadena Avenue must be designated as a Front Yard. Ground floor commercial uses shall be built to the property line, except where outdoor dining and public areas are provided.
 - Side and rear yards per the underlying CM Zone, which require yards in accordance with the R4 Zone:
 - Side: 5 feet, plus 1 foot for each story over 2nd floor.
 - Rear: 15 feet, plus 1 foot for each story over 3rd floor.
- **Other:**
 - Pasadena Avenue shall have commercial-facing uses.
 - 30% of the Subarea shall be open space and/or paseos.
 - Building Breaks shall be provided at various locations within the site.
 - 1 tree provided per each 1,000 sf. of Land Area; 50% of common open space shall be landscaped.

The Subject Property is currently developed with industrial warehouses. Property in the surrounding area is characterized by light industrial, commercial, and single- and multi-family residential uses. Properties along Avenue 34 to the south of the Subject Property are zoned UC(CA) and improved with commercial and single-family uses. Properties to the east of the Subject Property along the east side of Pasadena Avenue are zone [Q]RD2-1D, [Q]RD1.5-1D, [Q]PF-1D, and [T][Q]CM-2D and are developed with commercial and multi-family residential uses. Properties to the north of the Subject Property on the west side of Pasadena Ave south of the Los Angeles River is zone UC(CA) and is vacant. A railroad right-of-way serving the light-rail

Metro Gold Line borders the Subject Property along the west side of the site. The property beyond the railroad right-of-way is zoned UI(CA) and is developed with industrial uses.

ZONING OVERLAYS / SUPPLEMENTAL DISTRICTS

The site is located in the **East Los Angeles State Enterprise Zone**, which “provide[s] economic incentives to stimulate local investment and employment through tax and regulation relief and improvement of public services.” Projects located within a State Enterprise Zone are afforded certain incentives for development related to reduced parking for commercial/retail uses, and a waiver of Site Plan Review entitlement fees. The Project proposes over 50 residential apartment units and 40,000 square feet of commercial/retail space and is thereby eligible for the Site Plan Review fee waiver (if SPR is required) and reduced required commercial parking ratio of two parking spaces for every one thousand square feet.

The site is also within an **Adaptive Reuse Incentive Area**. However, the Proposed Project does not anticipate any Adaptive Reuse of the existing buildings. Thus, the permissions of the Adaptive Reuse Ordinance are not applicable to the Proposed Project.

The Property is a **Transit Oriented Development Site** (“TOD”) within 1,500 feet of the Heritage Square Station of the Metro Gold Line. As such, the Proposed Project is eligible for parking reductions and other incentives offered for transit oriented district projects.

The site is located within the geographic area of the **Cornfield Arroyo Specific Plan** (“CASP”). However, at the time of adoption of the CASP the Property was specifically exempted from rezoning and or land use classification modification under the CASP. Instead, the site is specifically regulated by a specific set of development standards and guidelines established by Ordinance 179,280 independent from the surrounding Specific Plan Area. Therefore, the underlying provisions of the LAMC and Ordinance 179,280 prevail, and are the basis for all development standards and guidelines for the Subject Property.

➤ **STREETS AND CIRCULATION**

Avenue 34, abutting the Subject Property to the south, is a designated Modified Local Street, dedicated to approximately 50 feet in width. Avenue 34 is required to have a 60-foot total public right-of-way dedication, or a 30-foot half dedication. Therefore, a 5-foot dedication is anticipated as part of the Proposed Project.

Pasadena Avenue, abutting the Subject Property to the east, is a designated Modified Avenue II, dedicated to approximately 76-81 feet in width at this location. Pasadena Avenue is required to have a 76-foot total public right-of-way dedication, or a 38-foot half dedication. Therefore, no dedications are required as part of the Proposed Project.

➤ **ZONING STATISTICS**

	Required/Permitted	Provided
Land Area (Gross)	219,320 sf	
Land Area (Net)	215,814 sf	
Density (1/800 sf)	274 DU	410 DU
- Studio		186
- 1-bedroom		112
- 2-bedroom		112
Floor Area Ratio	3:1 ¹	2.16:1
Buildable Lot Area ²	203,960 sf	
Floor Area	611,880 sf	<u>440,000 sf</u>
- Residential		400,000
- Commercial		40,000
Total Parking	<u>548</u>	<u>575</u>
- Residential	492 ³	507
- Commercial	56 ⁴	68
Bicycle Parking	491	491
Front Yard Setback	0 ft	0 ft
Side Yard Setbacks	8 ft	8 ft
Rear Yard Setback	17 ft	17 ft
Open Space	65,746 ⁵ sf	65,749 sf
Building Height	Unlimited	75 ft
Allowable Stories	Unlimited	4-5

¹ FAR permitted up to 4.5:1 with the provisions of Community Benefits per Ordinance No. 179,280.

² Buildable area deducts the setback area (with side yard reduction) from the total lot area.

³ Includes a 15% Bicycle Parking Reduction per LAMC 12.21.A.4, within 1,500 feet of a Transit Station

⁴ Includes a 30% Bicycle Parking Reduction per LAMC 12.21.A.4, within 1,500 feet of a Transit Station.

⁵ Per Ordinance No. 179,280.

➤ **PROJECT DESCRIPTION**

The Applicant proposes a visionary creative campus providing new jobs, housing and shopping experiences to the Lincoln Heights community. Through its welcoming open space, unique both in size and location, the Avenue 34 Project will be a dynamic, vibrant, active area that provides a gateway to rail transit and to the Arroyo, creating connections for the community, residents and visitors alike. The development will be the first LEED and Well Building Standard certified mixed-use development in Los Angeles.

The Applicant will revitalize the Property with 410 new live-work units, 30,000 square feet of creative office, 10,000 square feet of new retail and restaurant space, with 575 on-site parking spaces (the "Project"). The development will be in several buildings spanning the property, with approximately 440,000 square feet of floor area. Four existing buildings will remain as a part of the Project. Buildings range from 1-5 stories, with a maximum building height on-site of 85-feet.

The Project is envisioned for:

- A pedestrian-oriented, mixed-use transit-oriented development
- A cohesive creative campus combining office, retail, restaurants, live-work housing and subterranean parking
- A vibrant community with creative design, site amenities and transit plaza connection to shops and open space
- Active, dynamic open space that communicates with surrounding uses
- Enriched streetscape design, sidewalks, pedestrian amenities and bike paths
- Outdoor dining, seating and other structures that support retail
- A sustainable neighborhood with scalable design that fits with the unique context of the transit-oriented district

The Project proposes a total of 410 residential units in three buildings, including a total of 186 studio lofts, 112 one-bedroom apartments, and 112 two-bedroom apartments. Building A comprises 44 studios, 10 one-bedroom apartments, and 51 two-bedrooms for a total of 105 units. Building B comprises 66 studios, 49 one-bedrooms, and 41 two-bedrooms for a total of 156 units. Building C comprises 76 studios, 53 one-bedrooms, and 20 two-bedrooms for a total of 149 units. The units range in size from 465 square feet studio to 1,298 square feet two-bedroom apartment. An existing industrial building at the southwest corner of the property will be rehabilitated into the leasing office for the residential buildings.

The Project also proposes 40,000 square feet of commercial space, including 30,000 square feet of new creative office space and 10,000 square feet of retail and restaurant space. The office space is a floating three level structure, which will be constructed above a one-story existing industrial warehouse to remain. The retail portion will be housed in the ground floor of Building A, which fronts on Pasadena Avenue. Retail shops and restaurants will provide

shopping and dining convenience a short walk from one's home. These amenities will not only provide a restful and enjoyable home setting for the residents and workers on the site, but it will welcome neighbors onto the site with over an acre of publically accessible open space.

PARKING, ACCESS AND CIRCULATION

There are 575 total on-site parking spaces provide in one level of subterranean parking beneath the entire Project. There are approximately seven at-grade parking spaces located along Avenue 34 near the residential leasing office, as well as upgraded and enhanced on-street public parking surrounding the property site on Pasadena Avenue and Avenue 34.

The subterranean level serves as a basement with vehicle parking and storage and is accessed by two ramps accessed off of Avenue 34. Parking is provided in accordance with LAMC 12.21 A.4(a), which requires one space for each unit with less than three habitable rooms (i.e. studios), 1.5 spaces for each unit with three habitable rooms (i.e. one-bedroom apartments) and two spaces for units with more than three habitable rooms (i.e. two-bedroom apartments). The Project is also eligible for a maximum 15% bike parking reduction per LAMC 12.21 A.4 due to its proximity to the Transit station. The Project requires 492 residential parking spaces, and is providing 507 spaces, 15 parking spaces in excess of the LAMC code requirement.

For the commercial/office element, the Project is required to provide one space for every 500 square feet of office per LAMC 12.21 A.4(x)(3)6, which governs parking requirements in Enterprise Zones for "combined gross floor area of commercial office, business, retail, restaurant, bar, and related uses..." In addition, the Project is eligible for up to a 30% reduction in parking spaces utilizing a bike parking reduction for proximity to the Transit Station. As such, the Project requires 56 non-residential parking spaces, and is providing 68 spaces, 12 in excess of code requirements.

The Project is also required to provide a minimum of one long-term bike parking space per unit and one short-term parking space for every 10 units for a total of 451 residential bike parking spaces: 401 long-term and 41 short term. The Project will provide a total of 401 long term and 41 short-term spaces for a total of 451 residential bike parking spaces. The commercial portion of the Project requires one short-term and one long-term space per 2000 square feet for a total of 20 short-term and 20 long-term spaces. The Project will provide a total of 40 commercial bike parking spaces: 20 short-term and 20 long-term. The residential and commercial requirements result in 491 bicycle parking spaces on-site: 430 long-term spaces and 61 short-term spaces, the latter of which will be distributed throughout the property both on-site and along the public right-of-way.

OPEN SPACE

Open space is provided in accordance with Ordinance 179,280, which requires that 30% of the site be dedicated to Open Space and paseos. This is significantly in excess of the Open Space requirements required by LAMC 12.21.G for the Project. The LAMC requires 43,800 square feet of Open Space for the Project, just over one acre of on-site open space. However, the Project is providing 65,749 square feet of on-site open space in accordance with the Q-conditions in Ordinance 179,280.

The Project contains a complex network of public and common open space in a network of connecting paseos, plazas, and gardens. Two indoor community rooms will be provided, one in a rehabilitated industrial structure. Multiple roof decks are designed on each residential building to take advantage of the Southern California sun and views of Elysian Park and Downtown LA. An outdoor pool will be available for residents at the southwest corner of the site, as well as multiple on-site fitness facilities.

In accordance with the City's Xeriscape ordinance, a minimum of 25 percent will be landscaped with a variety of drought-tolerant plant species. The proposed landscaping plan provides a mix of ground cover and trees to compliment the architecture. The Applicant envisions a landscape palette that evokes relationship with the nearby river and Arroyo, using species and materials that mirror the Arroyo ecology. The landscape design will move from a more urban approach on the eastern commercial side of the site to a lush, tranquil quality toward the western residential end of the site. The plant material will furthermore be selected for temperature hardiness and low water use.

ARCHITECTURE

The architectural vision of the Project is to reference geometric industrial forms while using massing and scale to produce a village-like layout that enhances human interaction and a sense of community. The center of the site is the locus of the village, with pedestrian paths radiating outward to site amenities on the periphery and beyond to public sidewalks and streets. Natural connections are provided along these paths to directly connect to public transit, future development on the site north of the Subject Property, or to points south along Pasadena Avenue and Avenue 34. This nodal center welcomes the resident, worker, or visitor "inward" while simultaneously encouraging one to look "outward" by offering views of the entire site and of streetscapes beyond, thereby fostering public safety, neighborly interaction, and a vivacious environment.

The corner of the Project on Avenue 34 and Pasadena Avenue serves as a dynamic "moment," with two stories of a creative office campus suspended above and set askew from a rehabilitated industrial building below, which will also contain creative office space. This skewed language is then referenced throughout the Project, denoting entrances at various scales and serving as a counterpoint to the spatial void at the center of the site created by

shared open space. The drama and identity of the corner emphasize an on-site pocket park below the lofted office building which will be programmed with interactive game components as a playful public urban space, appealing to neighborhood youth, creative office workers, and local residents. The juxtaposition and porosity illustrated by the stilted building atop the refurbished industrial structure provides a visceral statement of purpose for the site: old alongside the new, shared space for all, river-like circulation patterns in and through site and structure.

The larger movements of the corner draw the viewer's eye north to the retail component of Building A, which contains residential units above and is set closer to the Pasadena frontage to create a strong street presence. The mid-site passage between retail shops and the creative office building will be home to the "Souk" lined by live/work units that can open on the ground floor to potential customers or art viewers. Quality façade materials and the varied angles and forms of the massing provide interest and identity for the residential buildings while avoiding overwrought and fussy architectural features. The Project uniquely provides a complete ground-level experience with no above-grade parking structures or vehicular streets that run through the site. Ample parking is provided completely below-grade, aside from two small surface lots and the loading zone, which gives residents and neighbors the ability to walk through the shared open space in the center of the site like a village commons.

SUSTAINABILITY

Avenue 34 is a forward-thinking, transit-oriented project that will be the first to achieve both LEED and Well Building Standard certification as a mixed-use development in Los Angeles. The Project takes the cutting-edge of sustainable design to the next level by achieving Well Certification, which is based on the concept that the built environment can influence the nutrition, fitness, mood, sleep patterns, and performance of its occupants. By partnering with Delos, a pioneer of Wellness Real Estate™ and founder of the WELL Building Standard, Avenue 34 will focus on weaving seven key concepts into the design of the development: Air, Water, Light, Mind, Fitness, Nourishment, and Comfort. The WELL Building Standard is designed to complement the U.S. Green Building Council's LEED Certification program. Together, the certifications will ensure that the architects deliver a project that is environmentally sustainable and that promotes holistic health for the occupants and users.

The development will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving and low-flow fixtures, non-VOC paints and adhesives, drought tolerant planting, and high performance building envelopment. The building will also be designed to accommodate solar photovoltaic panels and on-site electric vehicle chargers.

CONDITIONAL USE PERMIT (CUB) FINDINGS

Pursuant to LAMC Section 12.24 E, A decision-maker shall not grant a conditional use or other approval without finding:

- 1. The Proposed Project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.***

The Project is requesting a Master Conditional Use Permit (“Master CUB”) for the sale and dispensing of a full-line of alcohol at several on-site eating establishments. The Project proposes to rehabilitate existing industrial buildings and construct new residential and commercial building to create a live/work campus that will also provide over 1.5 acres of publically accessible open space for the community to enjoy. In many examples throughout the City, the availability of alcoholic beverages at a full-serve restaurant is a desired amenity and expected by the general public.

There are currently no alcohol-serving establishments within 1,000 feet of the Subject Property, and thus no “oversaturation” of existing CUB permits in the area. Future restaurant or bar uses on this mixed-use site would be beneficial to the vitality, vivacity, and community cohesion of the more than 400 new residents on the site, as well as the many existing residents in the Lincoln Heights neighborhood. Securing a Master CUB will minimize the administrative hurdles required to open such an establishment, and thereby increasing tenant occupancy time which enhances the built environment. The City will benefit from sales tax revenue of an establishment that can add alcoholic beverages to their offering, and would furthermore benefit from the administrative convenience of one Master CUB, rather than the piece-mealing of multiple CUBs as tenants are secured at various times in the future. Therefore, authorizing the sale and dispensing of alcoholic beverages on-site will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city, and region.

- 2. The Proposed Project’s location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.***

The Project will not adversely affect the surrounding neighborhood because the Project’s location, scale and design are uniquely suitable for providing new restaurant and bar opportunities featuring alcohol service. The Project’s location in a Transit Oriented District provides new living and work opportunities, supported by much needed high-quality food and beverage establishments. The surrounding community is characterized by quick-serve/fast food, and could benefit from new investment from food services. While there are some residential uses in the vicinity of the site, the Project is not anticipated to have adverse effects on its immediate surroundings, which are predominantly industrial in character. Businesses

and residents in the vicinity are accustomed to living in a vibrant, dynamic urban industrial environment with occasional greater noise, lighting, nighttime activity than other parts of the City. Therefore, any such impacts created by alcohol service at the Project will not adversely affect the eclectic mix of the surrounding neighborhood.

Operational noise from alcohol service will be minimal because all alcohol service and will occur indoors or within the open space areas of the Project. Nonetheless, the Project will minimize noise impacts by incorporating adequate sound attenuation elements into design and construction of tenant improvements. The Project will also provide all required parking spaces on-site, and thus no parking impacts will occur on the surrounding neighborhood.

Therefore, the Project's location and operations will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, safety and welfare.

3. *The Proposed Project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.*

The Proposed Project is within the Northeast Los Angeles Community Plan area, and is consistent with the following Goals, Objectives and Policies of the Northeast Los Angeles Community Plan:

NORTHEAST LOS ANGELES COMMUNITY PLAN

GOAL 1	A SAFE, SECURE, AND ATTRACTIVE RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.
Objective 1-1	To preserve and enhance existing residential neighborhoods.
Policy 1-1.2	Promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multiple-family residences.
Objective 1-2	To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.
Policy 1-2.1	Designate specific areas to provide for adequate residential development to accommodate anticipated increases in population

while maintaining a balance between single-family and multiple-family uses.

Policy 1-2.2 Locate higher residential densities near commercial and institutional centers, light rail transit stations, and major bus routes to encourage pedestrian activity and use of public transportation, providing that infrastructure, public service facilities, utilities, and topography will fully accommodate this development.

Policy 1-2.3 Encourage mixed-use development in selected commercially-zoned areas.

Objective 1-3 To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.

Policy 1-3.1 Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning and compatible building design.

Objective 1-4 To preserve and enhance neighborhoods with a distinctive and significant historical or architectural character.

Policy 1-4.2 Protect and encourage reuse of historic resources in a manner that maintains and enhances the historic appearance of structures and neighborhoods.

Policy 1-5.5 Encourage clustering of residential projects in order to use natural terrain to best advantage.

Policy 1-6.1 Promote individual choice in type, quality, price, and location of housing.

Policy 1-6.2 Promote mixed use in all multiple family residential projects in commercial zones.

Policy 1-6.3 Ensure that redevelopment activity minimizes displacement of residents.

GOAL 2 STRONG AND COMPETITIVE COMMERCIAL AREAS THAT SUITABLY SERVE THE NEEDS OF THE COMMUNITY AND ATTRACTS CUSTOMERS FROM OUTSIDE TH PLAN AREA BY SATISFYING MARKET DEMAND AND MAXIMIZING CONVENIENCE AND ACCESSIBILITY WHILE

PRESERVING UNIQUE HISTORIC AND CULTURAL IDENTITIES OF EACH COMMERCIAL AREA.

- Objective 2-1** **To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses and create opportunities for appropriate new commercial development.**
- Policy 2-1.2 Protect commercially planned/zoned areas from residential-only development.
- Objective 2-2** **To enhance the identity and appearance of commercial districts.**
- Policy 2.2-2 Require that projects in commercial areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with appropriate existing uses and development.
- Objective 2-3** **To minimize conflicts between auto-related and pedestrian-oriented activities and encourage use of public transportation in commercial areas.**
- Policy 2-3.2 Encourage the formation of pedestrian friendly shopping environments.

GENERAL PLAN HOUSING ELEMENT

The Housing Element of the General Plan provides land use policies and programs that encourage development of affordable housing across the City. The Project is consistent with the following policies of the Housing Element of the General Plan:

Policy 1.1.3: *Facilitate new construction of a variety of housing types that address current and projected needs of the city's households.*

An objective of the Housing Element is to promote an equitable distribution of housing opportunities throughout the City. The Property is located at the intersection of Avenue 34 and Pasadena Avenue, a short walk to the Heritage Square Gold Line Station. The Project would further the goals and objectives of the Housing Element by providing quality housing stock in a variety of sizes and types, particularly oriented to the needs of artists and young entrepreneurs.

A Conditional Use Permit for the sale of alcoholic beverages additionally requires the following findings from the Zoning Administrator, pursuant to LAMC Section 12.24 W.1(a):

4. *The Proposed use will not adversely affect the welfare of the pertinent community.*

The Subject Property is located within a mixed-use neighborhood characterized by industrial, live-work, and commercial uses, and as such, very few food or beverage establishments currently existing in the neighborhood. The provision of new vibrant restaurants in the community is an opportunity to foster entrepreneurial chefs and restaurateurs in a burgeoning creative community. Though the sale of alcoholic beverages is often indicated as a contributor to the public nuisance behaviors of individuals, standard conditions imposed on the applicant in the form of restrictions on time of operation and restrictions of alcoholic served in the outdoor patio among others will act as protective measures on behalf of residents, business, and visitors to the area and to clearly define the operation parameters for the use of the site.

5. *The approval of the application will not result in or contribute to an undue concentration of such establishments.*

The Subject Property is located within a mixed-use neighborhood characterized by industrial, live-work, and commercial uses, and as such, very few food or beverage establishments currently existing in the neighborhood. As determined by the Applicant's radius map study, there is only one establishment that sells alcoholic beverages on-site, La Fortuna Market, a small grocery store on Griffin Avenue at Avenue 35. This establishment does not serve alcohol for consumption on-site, and small grocery tenants are not anticipated to occupy the retail spaces of the development. The sale and dispensing of alcoholic beverages for on-site consumption in conjunction with the meals served in restaurants is generally expected and should not result in adverse effects in the community. The conditions imposed on the Applicant should also serve to mitigate any possible adverse impacts on the welfare of the surrounding area. Therefore, this application will not result in or contribute to an undue concentration of such establishments.

6. *The use will not detrimentally affect nearby residential zones or uses.*

The requested Master CUB will not detrimentally affect nearby residential zones or uses. There are limited residential uses in the vicinity of the Subject Property. However, the beverage uses will be sufficiently buffered from nearby residential uses as they are located significantly south of the proposed retail component. The use directly across from the retail component, Hillside Elementary School, is oriented north and east on Avenue 35 and Griffin Avenue and has no access points to and limited views of Pasadena Avenue. While there are some residential uses in the vicinity of the site, the Project is not anticipated to have adverse effects on its immediate surroundings, which are predominantly industrial in character. Businesses and residents in the vicinity are accustomed to living in a vibrant, dynamic urban industrial environment with occasional greater noise, lighting, nighttime activity than other parts of the City. Therefore, any

such impacts created by alcohol service at the Project will not adversely affect the other zones in the surrounding neighborhood.

➤ **QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. Total Square Footage - Building: 440,000
- b. Total Square Footage - Establishment: 10,000 maximum
- c. Total Occupancy as Determined by LAFD: TBD
- d. Total Indoor Seats: TBD
Total Outdoor Seats: TBD
- e. Will there be an option to consume alcohol outdoors: Yes (or as conditioned)
- f. The outdoor area is not on the public right-of-way.
- g. The Proposed Project is adding 10,000 of enclosed floor area and an undetermined square-footage of outdoor dining area.
- h. Parking
 - i. Sixty-eight (68) commercial parking spaces will be available on-site. The parking spaces are shared among the commercial and office tenants of the Subject Property, or as conditioned.
 - ii. To provide the added floor area, the Project is required to provide a minimum of 56 spaces for the commercial component of the development.
 - iii. No arrangements have been made to provide parking off-site.
 - iv. The Subject Property is within 1,000 feet of the Self Realization Fellowship (3208 Humboldt St), Loreto Street Elementary School (3408 Arroyo Seco Ave), Hillside Elementary School (120 E. Avenue 35), and Los Angeles Leadership Academy (234 E. Avenue 33). No parks are within 1,000 feet of the Subject Property.
- i. N/A

➤ **QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. Hours of Operation/Alcohol Sale: 6:00 am to 2:00 am (or as conditioned)
- b. Will there be entertainment such as piano bar, dancing, live entertainment, movies, karaoke, or video games? TBD or as conditioned
- c. There will be no minimum requirement for entry to the establishments (or as conditioned).

- d. Accessory retail uses may be on the site.
- e. Security
 - i. The number of employees on the site during working hours will depend on tenant operations.
 - ii. No security guards will be provided on-site, depending on tenant preference and operation.
 - iii. LAPD has not issued any citations or violations.
- f. Alcohol
 - i. A full-line of alcoholic beverages is requested.
 - ii. Fortified wine may be sold, depending on tenant preference and operation (or as conditioned).
 - iii. No alcohol will be consumed on any adjacent property.
 - iv. Signs may be visible from the exterior that advertises the availability of alcohol, depending on tenant preference and operation (or as conditioned).
 - v. Food
 - 1. A kitchen may be on-site, depending on tenant preference and operation (or as conditioned).
 - 2. Alcohol may be sold without a food order.
 - 3. The sale of alcohol may exceed the sale of food items on a quarterly basis, depending on tenant preference and operation (or as conditioned).
 - 4. No menu attached; tenants not yet secured.
 - vi. On-Site
 - 1. A separate bar or cocktail lounge may be maintained incidental to a restaurant, depending on tenant preference and operation (or as conditioned).
 - 2. Off-site sales of alcohol may be offered, depending on tenant preference and operation (or as conditioned).
 - 3. Discounted alcoholic drinks may be offered, depending on tenant preference and operation (or as conditioned).
 - vii. Off-Site
 - 2. Cups, glasses, or other containers may be sold which might be used for the consumption of alcohol on the premises, depending on tenant preference and operation (or as conditioned).
 - 3. Beer or wine coolers may be sold in single cans or containers, depending on tenant preference and operation (or as conditioned).

ZONE VARIANCE FINDINGS

Pursuant to Charter Section 562, no variance may be granted unless the Zoning Administrator finds all of the following:

1. The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations;

The Applicant is requesting a Zone Variance to permit 410 residential units in lieu of 274 units as otherwise permitted by the CM zone. This equates to 534 square feet of land area per unit in lieu of 800 square feet per unit as otherwise permitted by LAMC Section 12.17.1.A.1. Strict application of this provision of the LAMC would unnecessarily restrict development potential on-site, and is inconsistent with greater policies of the City of Los Angeles to promote high-density housing opportunities surrounding transit nodes in the City.

An objective of the Housing Element is to promote an equitable distribution of housing opportunities throughout the City. The Property is located at the intersection of Avenue 34 and Pasadena Avenue, a short walk to the Heritage Square Gold Line Station. The Project would further the goals and objectives of the Housing Element by providing quality housing stock in a variety of sizes and types, particularly oriented to the needs of artists and young entrepreneurs.

According to the Los Angeles Transit Corridors Strategy White Paper from 2012, the City of Los Angeles has developed the following working definition of transit orientation to frame their efforts:

“Transit orientation arises from policies that promote and coordinate planning and implementation activities to create, preserve, and enhance employment, economic development, affordable and workforce housing, and community services along transit, so that all stakeholders share in the benefits of growth and revitalization created by transit investment. Transit orientation is built on a foundation of values related to equity, economy, environment, and engagement. The ultimate goal is to provide communities, including people of all incomes and ethnic backgrounds, access to quality transportation, housing and economic opportunities while ensuring their participation in the community development process.”

The Avenue 34 project is one of the most readily-available development sites in the surrounding community with the land area and physical accessibility to provide a critical mass of jobs and housing only a short 900 foot walk from the Heritage Square Gold Line Station. However, the underlying CM zoning limits residential densities to only one dwelling unit per 800 square feet of land area, or a maximum of 274 total dwelling units on-site. This equates to

approximately 54 dwelling units per acre, or only a Medium Density land use category under the General Plan. The Proposed Project is requesting a Zone Variance to permit residential density at approximately 534 square feet of land area per unit in lieu of 800 square feet per unit as restricted by the CM zone. This equates to approximately 82 dwelling units per acre, which is consistent with densities permitted by the Medium-High and High-Density residential land use categories in the City, as well as commercial districts that typically surround our transit nodes. This medium density development restriction is in direct conflict with the both City of Los Angeles's internal mandate and the State of California mandate to provide high-density housing surrounding transit nodes in our Cities. The City of Los Angeles has invested billions of dollars into high-speed rail infrastructure that can only be sustainable long-term if the City permits housing opportunities in reasonable proximity to these stations. The lower-density underlying zoning of this specific site is a restriction which prohibits full development potential of the property with much needed live-work and rental housing in the area.

In addition to the restricted density on site, the Property is unique in that it has been specifically excluded from the development standards and restrictions of the CASP, and is therefore subject to a site-specific set of zoning standards only applicable to this one block in the area bounded by Avenue 34 to the south, Pasadena Avenue to the east, and the 110 Pasadena Freeway to the north. This is also one of the closest properties to the Heritage Square Gold Line Station, and therefore is unique both in location and underlying zoning.

Ordinance No. 179,280 provides for a significant amount of Floor Area (3.0:1 up to 4.5:1 with community benefits), for the provision of non-residential floor area. Thus the underlying site is has been analyzed for up to almost 1,000,000 square feet of non-residential square-footage. However, the zoning only permits 274 residential units by right, a restriction with a significant imbalance precluding the provision of a cohesive, coordinated transit oriented development at this site. One million square feet of non-residential square-footage would cause significant impacts to traffic, air quality, noise, etc. far in excess of what 410 residential units could possibly impact on the system.

The Applicant is requesting a reasonable increase in permitted residential density consistent with higher-density development surrounding the Chinatown and Highland Park Gold Line Stations, in order to provide needed housing in an area that currently very limited housing opportunities. Furthermore, the provision of these units, in conjunction with approximately 40,000 square feet of new office and retail uses permits the development of a balanced new creative campus in proximity to mass transit. Despite the request for increased density, the project is still able to provide approximate 1.5 acres of on-site open space, and is only proposing a total on-site FAR of 2.16:1, significantly below the intensity of development anticipated by Ordinance 179,280 for the Property.

For all of the reasons stated above, the requested Zone Variance is necessary to permit a reduction in land area per unit and a total of 410 dwelling units is consistent with the general intent of the zoning ordinance.

2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity;

The Property is unique in that it has been specifically excluded from the development standards and restrictions of the CASP, and is therefore subject to a site-specific set of zoning standards only applicable to this one block in the area bounded by Avenue 34 to the south, Pasadena Avenue to the east, and the 110 Pasadena Freeway to the north. This is also one of the closest properties to the Heritage Square Gold Line Station, and therefore is unique both in location and underlying zoning.

Ordinance No. 179,280 provides for a significant amount of Floor Area (3.0:1 up to 4.5:1 with community benefits), for the provision of non-residential floor area. Thus the underlying site is has been analyzed for up to almost 1,000,000 square feet of non-residential square-footage. However, the zoning only permits 274 residential units by right, a restriction with a significant imbalance which precludes the provision of a cohesive, coordinated transit oriented development at this site. One million square feet of non-residential square-footage would cause significant impacts to traffic, air quality, noise, etc. far in excess of what 410 residential units could possibly impact on the system.

The proposed project is requesting a Zone Variance to permit residential density at approximately 534 square feet of land area per unit in lieu of 800 square feet per unit as restricted by the CM zone. This equates to approximately 82 dwelling units per acre, which is consistent with densities permitted by the Medium-High and High-density residential land use categories in the city, as well as commercial districts that typically surround our transit nodes. The Applicant is requesting a reasonable increase in permitted residential density in order to provide needed housing in an area that currently very limited housing opportunities. Furthermore, the provision of these units, in conjunction with approximately 40,000 square feet of new office and retail uses permits the development of a balanced new creative campus in proximity to mass transit. Despite the request for increased density, the Project is still able to provide approximate 1.5 acres of on-site open space, and is only proposing a total on-site FAR of 2.16:1, significantly below the intensity of development anticipated by Ordinance 179,280 for the property.

Thus the specific zoning and location of this site are unique circumstances related to this property that do not generally apply to other sites in the same zone and vicinity.

- 3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question;**

The requested Zone Variance is necessary for the preservation and enjoyment of substantial property rights on the Subject Property. The Avenue 34 Project is one of the most readily-available development sites in the surrounding community with the land area and physical accessibility to provide a critical mass of jobs and housing only a short 900 foot walk from the Heritage Square Gold Line Station. However, the underlying CM zoning limits residential densities to only 1 dwelling unit per 800 square feet of land area, or a maximum of 274 total dwelling units on-site. This equates to approximately 54 dwelling units per acre, or only a Medium Density land use category under the General Plan. The Proposed Project is requesting a Zone Variance to permit residential density at approximately 534 square feet of land area per unit in lieu of 800 square feet per unit as restricted by the CM zone. This equates to approximately 82 dwelling units per acre, which is consistent with densities permitted by the Medium-High and High-Density residential land use categories in the City, as well as commercial districts that typically surround our transit nodes.

This medium density development restriction is in direct conflict with the both City of Los Angeles's internal mandate and the State of California mandate to provide high-density housing surrounding transit nodes in our Cities. The City of Los Angeles has invested billions of dollars into high-speed rail infrastructure that can only be sustainable long-term if the city permits housing opportunities in reasonable proximity to these stations. The lower-density underlying zoning of this specific site is a restriction which prohibits full development potential of the property with much needed live-work and rental housing in the area.

Thus the Zone Variance is needed in order to provide much need housing in this Transit Oriented District.

- 4. The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located; and**

- 5. The granting of the variance will not adversely affect any element of the General Plan.**

The Proposed Project is within the Northeast Los Angeles Community Plan area, and is consistent with the following Goals, Objectives and Policies of the Northeast Los Angeles Community Plan:

NORTHEAST LOS ANGELES COMMUNITY PLAN

GOAL 1 **A SAFE, SECURE, AND ATTRACTIVE RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.**

Objective 1-1 **To preserve and enhance existing residential neighborhoods.**

Policy 1-1.2 Promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multiple-family residences.

Objective 1-2 **To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.**

Policy 1-2.1 Designate specific areas to provide for adequate residential development to accommodate anticipated increases in population while maintaining a balance between single-family and multiple-family uses.

Policy 1-2.2 Locate higher residential densities near commercial and institutional centers, light rail transit stations, and major bus routes to encourage pedestrian activity and use of public transportation, providing that infrastructure, public service facilities, utilities, and topography will fully accommodate this development.

Policy 1-2.3 Encourage mixed-use development in selected commercially-zoned areas.

Objective 1-3 **To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.**

Policy 1-3.1 Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning and compatible building design.

Objective 1-4 **To preserve and enhance neighborhoods with a distinctive and significant historical or architectural character.**

Policy 1-4.2 Protect and encourage reuse of historic resources in a manner that maintains and enhances the historic appearance of structures and neighborhoods.

Policy 1-5.5 Encourage clustering of residential projects in order to use natural terrain to best advantage.

Policy 1-6.1 Promote individual choice in type, quality, price, and location of housing.

Policy 1-6.2 Promote mixed use in all multiple family residential projects in commercial zones.

Policy 1-6.3 Ensure that redevelopment activity minimizes displacement of residents.

GOAL 2 **STRONG AND COMPETITIVE COMMERCIAL AREAS THAT SUITABLY SERVE THE NEEDS OF THE COMMUNITY AND ATTRACTS CUSTOMERS FROM OUTSIDE TH PLAN AREA BY SATISFYING MARKET DEMAND AND MAXIMIZING CONVENIENCE AND ACCESSIBILITY WHILE PRESERVING UNIQUE HISTORIC AND CULTURAL IDENTITIES OF EACH COMMERCIAL AREA.**

Objective 2-1 **To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses and create opportunities for appropriate new commercial development.**

Policy 2-1.2 Protect commercially planned/zoned areas from residential-only development.

Objective 2-2 **To enhance the identity and appearance of commercial districts.**

Policy 2.2-2 Require that projects in commercial areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with appropriate existing uses and development.

Objective 2-3 **To minimize conflicts between auto-related and pedestrian-oriented activities and encourage use of public transportation in commercial areas.**

Policy 2-3.2 Encourage the formation of pedestrian friendly shopping environments.

GENERAL PLAN HOUSING ELEMENT

The Housing Element of the General Plan provides land use policies and programs that encourage development of affordable housing across the City. The Project is consistent with the following policies of the Housing Element of the General Plan:

Policy 1.1.3: *Facilitate new construction of a variety of housing types that address current and projected needs of the city's households.*

An objective of the Housing Element is to promote an equitable distribution of housing opportunities throughout the City. The Property is located at the intersection of Avenue 34 and Pasadena Avenue, a short walk to the Heritage Square Gold Line Station. The Project would further the goals and objectives of the Housing Element by providing quality housing stock in a variety of sizes and types, particularly oriented to the needs of artists and young entrepreneurs.

SITE PLAN REVIEW FINDINGS

In granting an approval, the Director or Area Planning Commission on appeal, shall find:

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

NORTHEAST LOS ANGELES COMMUNITY PLAN

The Proposed Project is subject to the Northeast Los Angeles Community Plan, but not subject to any specific plan. The Project is consistent with the following Residential and Commercial goals, objectives and policies of the Northeast Los Angeles Community Plan:

GOAL 1 A SAFE, SECURE, AND ATTRACTIVE RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

Objective 1-1 To preserve and enhance existing residential neighborhoods.

Policy 1-1.2 Promote neighborhood preservation, particularly in existing single-family neighborhoods, as well as in areas with existing multiple-family residences.

Objective 1-2 To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.

Policy 1-2.1 Designate specific areas to provide for adequate residential development to accommodate anticipated increases in population while maintaining a balance between single-family and multiple-family uses.

Policy 1-2.2 Locate higher residential densities near commercial and institutional centers, light rail transit stations, and major bus routes to encourage pedestrian activity and use of public transportation, providing that infrastructure, public service facilities, utilities, and topography will fully accommodate this development.

Policy 1-2.3 Encourage mixed-use development in selected commercially-zoned areas.

- Objective 1-3** **To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.**
- Policy 1-3.1 Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning and compatible building design.
- Objective 1-4** **To preserve and enhance neighborhoods with a distinctive and significant historical or architectural character.**
- Policy 1-4.2 Protect and encourage reuse of historic resources in a manner that maintains and enhances the historic appearance of structures and neighborhoods.
- Policy 1-5.5 Encourage clustering of residential projects in order to use natural terrain to best advantage.
- Policy 1-6.1 Promote individual choice in type, quality, price, and location of housing.
- Policy 1-6.2 Promote mixed use in all multiple family residential projects in commercial zones.
- Policy 1-6.3 Ensure that redevelopment activity minimizes displacement of residents.
- GOAL 2** **STRONG AND COMPETITIVE COMMERCIAL AREAS THAT SUITABLY SERVE THE NEEDS OF THE COMMUNITY AND ATTRACTS CUSTOMERS FROM OUTSIDE TH PLAN AREA BY SATISFYING MARKET DEMAND AND MAXIMIZING CONVENIENCE AND ACCESSIBILITY WHILE PRESERVING UNIQUE HISTORIC AND CULTURAL IDENTITIES OF EACH COMMERCIAL AREA.**
- Objective 2-1** **To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses and create opportunities for appropriate new commercial development.**
- Policy 2-1.2 Protect commercially planned/zoned areas from residential-only development.
- Objective 2-2** **To enhance the identity and appearance of commercial districts.**

- Policy 2.2-2 Require that projects in commercial areas be designed and developed to achieve a high level of quality, distinctive character, and compatibility with appropriate existing uses and development.
- Objective 2-3 To minimize conflicts between auto-related and pedestrian-oriented activities and encourage use of public transportation in commercial areas.**
- Policy 2-3.2 Encourage the formation of pedestrian friendly shopping environments.

HOUSING ELEMENT

The Housing Element of the General Plan provides land use policies and programs that encourage development of affordable housing across the City. The Project is consistent with the following policies of the Housing Element of the General Plan:

Policy 1.1.3: Facilitate new construction of a variety of housing types that address current and projected needs of the city's households.

An objective of the Housing Element is to promote an equitable distribution of housing opportunities throughout the City. The Property is located at the intersection of Avenue 34 and Pasadena Avenue, a short walk to the Heritage Square Gold Line Station. The Project would further the goals and objectives of the Housing Element by providing quality housing stock in a variety of sizes and types, particularly oriented to the needs of artists and young entrepreneurs.

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

The general concept of the Avenue 34 development is a live/work creative village. The large size of the site (5 acres) provides the unique opportunity to master plan the Property with several architectural building types and a variety of open space, while providing all parking under ground. There is no vehicular access through the property, thus allowing for over 1.5 acres of on-site open space and public recreational opportunities for the community.

The site plan is organized with active uses such as retail shops and the creative office buildings are oriented toward Pasadena Avenue. There are three separate buildings focused along Avenue 34, the railroad right of way, and along the northern property line. The buildings are placed to provide ample open space in various central locations on the site, the majority of which is accessible to the public and which provides a convenient "path of desire" through the

site. The perimeter of the site will be landscaped to provide a buffer between the development and adjacent properties as well as to provide passing viewers with an attractive street frontage. The interior open space will be thoroughly landscaped with native drought tolerant plantings.

All parking, with the exception of approximately seven surface parking spaces convenient to the leasing office, are provided in a subterranean parking garage. Trash, loading, and other back-of-house uses will all be located within the subterranean level of the project, out of sight from residents and visitors of the community, and from neighboring properties. Any rooftop equipment will be carefully screened to ensure development compatible with existing properties.

Off-street parking facilities and loading areas. The Project contains 575 total on-site parking spaces, in excess of the 548 spaces required by the LAMC for the Project. The subterranean level serves as a basement with vehicle parking and storage and is accessed by a ramp on Avenue 34. The loading zone is provided on-site near the ramp down to the parking garage.

Lighting. The Project will provide illumination at street level for security. All lighting on the upper levels will be shielded and focused on the project site and directed away from the neighboring land uses. The Project will include architectural features and facades with a low level of reflectivity. As such, the Project will not result in a substantial amount of light that would adversely affect the day- or night-time views in the project vicinity.

Landscaping. The Project proposes to provide substantial landscaping along the street level, as well as in the roof terraces and central open spaces. The Project will incorporate new street trees in the public right-of-way consistent with the City's landscape ordinance.

Trash collection. The Project will provide trash collection in multiple locations within the site to serve the various uses and will be located within convenient distance of the on-site loading zone to minimize idling time.

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

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

The building design carefully considers the needs of future residents with its programming, amenities and units. The development provides approximately 65,749 square feet of open space, distributed throughout the site in various yards and gathering spaces. Two indoor community rooms will be provided, one in a rehabilitated industrial structure. Multiple roof decks are designed on each residential building to take advantage of the Southern California

sun and views of Elysian Park and Downtown LA. An outdoor pool will be available for residents at the southwest corner of the site, as well as multiple on-site fitness facilities. Retail shops and restaurants will provide shopping and dining convenience a short walk from one's home. These amenities will not only provide a restful and enjoyable home setting for the residents and workers on the site, but it will welcome neighbors onto the site with over an acre of publically accessible open space.