

MACK URBAN SITE 1 & 1a (VTT-72702)

PROJECT DESCRIPTION

1114-1154 S. GRAND AVENUE, 309-321 W. 12TH STREET, 1147-1155 S. OLIVE STREET

(REVISED 2-13-14)

Project Location

The proposed Mack Urban Site 1 & 1a development (“Project”) is a transit-oriented development project located on an approximately 2.1-acre site that is located in the South Park neighborhood of Downtown Los Angeles within the Central City Community Plan Area. The site is approximately 0.5 miles east of the Harbor (110) Freeway and 0.5 miles north of the Santa Monica (I-10) Freeway. The Project site is generally located at the northeast corner of Grand Avenue and 12th Street and the northwest corner of Olive Street and 12th Street, with office, residential, and commercial buildings on the north, south, east and west sides of the Project site.

The project site consists of three parcels (APN 5139-020-016, 5139-020-022, and 5139-020-024) at 1114-1154 S. Grand Avenue, 309-321 W. 12th Street, and 1147-1155 S. Olive Street. The Project site is currently developed with surface parking lots. For the purposes of the requested land use (zoning and subdivision) entitlements, the proposed Mack Urban development should be considered as one Project. Because the Project includes two building elements, for descriptive purposes only (unrelated to the entitlements) the Project is divided into Site 1 and 1a. The portion of the site fronting Grand Avenue, west of the alley that bisects the Project site, is called Site 1 and the portion of the site fronting Hill Street on the east side of the same alley is called Site 1a.

The Project site is located in the South Park neighborhood, which is generally bounded by 8th Street, Main Street, the Santa Monica Freeway, and the Harbor Freeway. Regional access is by the Harbor and the Santa Monica Freeways. Major Highways serving the Project area include Olympic Boulevard and Grand Avenue. Secondary streets serving the Project area include Flower Street, Hope Street, Hill Street, Olive Street, Broadway, 11th Street and Pico Boulevard. The Project site is also located approximately 1,200 feet east of the Pico Station on the Metro Blue Line and Expo Line.

Land Use and Zoning Designation

The Project site is located entirely within the Central City Community Plan Area, and the Site 1 portion, west of the alley bisecting the site, has a land use designation of High Density Residential, and the Site 1a portion of the site to the east of the alley has a land use designation of Regional Center Commercial. Site 1 has a corresponding existing zoning classification of [Q]R5-4D-O and Site 1a has a corresponding existing zoning classification of C2-4D-O. No changes in the land use designations or zoning classifications are proposed.

The private park on Site 1 is a permitted use in the [Q]R5-4D-O zone, pursuant to LAMC Section 12.22 A.18, which allows any use permitted in the C1.5 Zone if the property is within the Central City Community Plan Area. A private park is a permitted use in the C.15 Zone.

Previous Project Approvals

In 2007, the City approved VTT-68359 and ZA-2007-1438-ZV-SPR for a mixed-use development with 374 unit residential condominium units on Site 1. While the entitlements for this project have not expired, the Applicant has chosen to seek new entitlements for the proposed project instead of seeking modifications to the previously approved project.

Surrounding Area

The Project site is immediately surrounded by a mix of office, residential, retail, industrial uses and surface parking lots. Buildings range from low-rise to high-rise buildings, which are physically separated from the Project site by major highways, secondary streets, and an alley. A seven-story mixed-use building (Grand Avenue Lofts) is immediately to the north of Site 1 and a six-story parking garage abuts the north side of Site 1a. On the east side of Olive Street to the east of Site 1a is the 32-story AT&T Tower within the multi-building Transamerica Center. To the west of Site 1 is the high-rise Evo/Luma/Elleven residential building complex on Grand Avenue. To the south of the Project are surface parking and one-story industrial and commercial buildings.

Proposed Development

The proposed development on Site 1 will include construction of a new 41-story residential mixed-use building. The Project will provide 461 residential condominium units and approximately 8,700 square feet of ground floor and basement level retail space. A three-level parking garage will be located beneath the commercial ground floor of the building. The ground floor will include a residential lobby/amenities, a leasing office, and commercial and bicycle parking. Additionally, 6 two-story townhouse-style residential units will be situated adjacent to the alley on the east side of the Site 1. An approximately 0.27-acre park will be located at street level on the north side of the building on Site 1. This park will be privately owned and maintained but open to the public and is intended for passive recreational use. Floors 2-6 of building will also include residential units along the north side of the building facing the park and along a portion of the east side of the building. Residential parking will also be located on these levels. The 7th floor will include indoor and outdoor recreational amenities for the residents of the building. The common open spaces will contribute to the required open space for the Project. An additional 8 townhouse-style dwelling units will be located on the 7th floor with access from the outdoor amenity area. The 8th through 41st floors of the proposed Project will be devoted to residential condominium units, with an additional management/leasing office on the 8th floor, and additional residential amenities located on the 30th floor. The building will be approximately 466 feet tall.

The proposed development on Site 1a will consist of a new 12-story hotel building with 300 guest rooms. Approximately 5,610 square feet of commercial floor area would be located on the

ground floor, including a 1,100 square foot café adjacent to a 0.09-acre open space/park area accessible from the alley that separates Site 1 and 1a. A 3,000 square foot commercial amenity area would be located on the 12th floor of the building. Required parking (53 spaces) will be provided in two levels of subterranean parking that will be physically connected to the subterranean parking beneath Site 1 underneath the alley that bisects the Site. An additional 20 parking spaces will be located in the garage on Site 1. The building will be approximately 130 feet tall.

Access and Parking

Vehicular access to the above and below grade parking on Site 1 will be provided from driveways accessed from the Grand Avenue, 12th Street and from alley on the east side of Site 1. As indicated above, parking for Site 1 will be in a two-level subterranean garage, at ground level within the building, and in six levels above ground. Parking will be connected to the underground parking on Site 1a. Vehicle and bicycle parking will satisfy the requirements of the Los Angeles Municipal Code.

Based on the conceptual plan mix of dwelling unit sizes, 489 residential parking spaces are required for 461 condominium dwelling units, not counting permitted bicycle parking credits assuming the Advisory Agency condominium parking policy does not apply for projects within the Central City area. The Project will provide 461 long-term and 46 short-term bicycle parking spaces (507 total) for the residential units

For the 8,700 square foot commercial components of the Project that has parking requirements, 9 parking spaces are required. The Project will provide 4 long-term and 4 short-term bicycle parking spaces for the commercial uses

Vehicle access to the hotel's underground parking on Site 1a will be from a driveway on Olive Street on the north side of the property. As described above, there will be two levels of subterranean parking beneath the hotel and this parking will extend underneath the alley to connect with the underground parking on Site 1. For the 300-room hotel component of the Project, 58 parking spaces are required. The hotel will provide 15 long-term and 15 short-term bicycle parking spaces for the hotel use. Additionally, the 8,610 square feet of commercial floor area will add another 9 required parking spaces and 8 required bicycle parking spaces.

Thus, a total of 464 vehicle parking spaces are required ($489+9+48+9=555$) by the Los Angeles Municipal Code for the entire Project. The Project will provide 555 parking spaces to meet this requirement. Four (4) of the required hotel spaces on Site 1a will be located on Site 1. The project will also provide 132 parking spaces for the adjacent Grand Lofts building that abuts the project site to the north. These spaces will be located in levels 3 and 4 of the parking podium on Site 1. Thus, the total number of parking spaces provided on Site 1 is 687 spaces.

As part of the proposed Project, the alley between sites 1 and 1a will be vacated adjacent to the Project site through Vesting Tentative Tract Map 72702. The alley will become a private drive through the Project site. However, a 20-foot wide public access easement will be provided to facilitate the continued use of the alley for public vehicle access (including emergency vehicles).

The applicant requests approval for construction of the underground parking structures and new driveway surfaces and landscaping at ground level within the current alley right-of-way with a Revocable Permit before the Final Map is recorded.

Transit Access

The Project site is located within 1,200 feet of the existing Pico Station on the Metro Blue Line and Expo Line. There are multiple other bus routes that serve the project site on Grand Avenue, Olive Street, Hill Street, Pico Boulevard and other nearby streets.

Open Space

The Project will provide Code-required residential open space for Site 1. Based on the number of units and the tentative mix of unit types, 48,850 square feet of open space is required for Site 1. A total of 49,000 square feet of open space will be provided in the park, residential courtyards, balconies, and amenities. There is no open space required for the hotel on Site 1a but an approximately 0.09-acre park is proposed on the ground level of the site.

The project is required to provide approximately 115 on-site trees. Due to the constrained site area, the Applicant will be seeking a variance to provide less than the Code-required on-site trees.

Downtown Design Guidelines

The Project is subject to the provisions of the Downtown Design Guidelines and the Downtown Street Standards, both of which have been adopted by the City Planning Commission.

Overall, the project is consistent with the Downtown Design Guidelines. The proposed project include an array of design solutions to address the following Design Guidelines standards:

- The above ground parking is not supposed to exceed three levels (Section 5.A.4).
- Vehicle access to Site 1 is not supposed to be from mid-block on north-south street (Section 5.A.10).
- Transformers should be located adjacent to alleys instead of streets (Section 5.C.6).
- Residential units on Site 1 should not be located on the ground floor adjacent to an alley (5.C.10).
- Less than 90% of building's street wall for Site 1a should not exceed 45-feet or four stories (Section 6.B.2).
- All required trees should be provided on-site (Section 7.6).
- A project may not use stucco as a wall finish (Section 8.C.3).
- Signs should not be located between 14-40 feet above sidewalk grade (Section 10.C.4).

The Project will comply with the Downtown Street Standards by providing a 7-foot sidewalk easement along Grand Avenue. A 2-foot street dedication and 3-foot sidewalk easement will be provided along 12th Street. No street dedications or sidewalk easements are required along Olive Street.

Requested Entitlements

The Applicant respectfully requests approval of the following entitlements:

1. Vesting Tentative Tract Map No. 72702 for the creation of 18 airspace lots, including residential condominium units. (Sec. 17.01)
2. Haul route approval. (Sec. 17.13)
3. Site Plan Review, including a Downtown Design Guidelines conformance determination. (Sec. 16.05)
4. Conditional Use Permit for hotel development within 500 feet of residentially zoned property (Sec. 12.24 W. 24)
5. Master Conditional Use Permit for off-site (grocery store, wine store) and on-site (restaurants) sales and consumption of alcoholic beverages at 6 establishments. (Sec. 12.24 W.1)
6. Conditional Use Permit to allow live entertainment (Sec 12.24 W.18.a)
7. Zone Variance to allow outdoor dining above the ground floor in the C2 Zone (Sec. 12.14 A.10)
8. Variance to allow off-site parking for residential dwelling units (Sec 12.21 A.4(g))
9. Variance to provide less than one on-site tree per four dwelling units (Sec. 12.21 G.2(a)(3))