

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))

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT

For Office Use Only
(1) Case No. _____

Date of Filing _____

- (2) Tract No. 72702 Vesting Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

- (3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

1114-1154 S. Grand Avenue, 309-321 W. 12th Street, 1147-1155 S. Olive Street

- (4) Map reference location: 126A27

- (5) Thomas Bros. Map: Page No. 634 Grid No. D5, E5

- (6) Proposed number of lots 14 airspace lots

- (7) Tract area: +/-1.68 net acres within tract border; +/-2.1 gross acres.
+/-73,447.4 (1.68 ac) net square feet after required dedication.

- (8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking*	+ Guest Parking*
Single-Family-(SF)	-		+
Apartments -(APT)			+
Condominiums-(C)**	451	405	+
Condominium Conversion-(CC)			
Commercial-(CM)	15,460	9	
Industrial-(IND)	-		
Stock Cooperative-(SC)	-		+
Commercial Condo Conversion-(CMCC)	-		
Industrial Condo Conversion-(INDCC)	-		
Commercial Condominiums-(CMC)	-		
Industrial Condominiums-(INDC)	-		
Other - Hotel	300 rooms	50	
Other - Offsite (Grand Avenue Lofts)		132	

*Please see Architectural plans for breakdown of required and provided spaces.

** Condominium parking exempt from Advisory Agency Parking Policy in Central City Area.

- (10) Number/type of units to be demolished N/A

- (11) Community Plan area Central City Council District # 14

- (12) Community planning designation High Density Residential and Regional Center Commercial,
109 to 218 DU's/GA

- (13) The existing zone is IQIR5-4D-O, C2-4D-O The proposed zone is Same
 approved under City Planning Case Nos. _____ by the () City Planning Commission and/or () City Council.
- Has the tract map been filed to effectuate a zone change?
 Yes () No (X).
 - Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?
 Yes () No (X).
 - Is an application for a zone change to a restrictive zone incident to a subdivision being concurrently filed?
 Yes () No (X).
 - Has the property been considered at a public hearing for a Conditional Use (), Variance (), Other (specify) No.
 Under Case Nos. _____
- (14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes () No (X)
 How many? _____
- If yes, how many are 4 inches or more in diameter? None
 How many absolutely must be removed? None
- Are there other trees 12 inches or more in diameter? Yes () No (X)
 If yes, how many? _____. How many must be removed? _____ Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary). _____
- (15) Is proposed tract in a slope stability study (hillside) area?
 Yes () No (X)
 In a fault rupture study area? Yes () No (X)
- (16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes () No (X)
- (17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes () No (X) Filing requirement: submit the hillside and flood hazard area data sheet.
- (18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the site? Yes () No (X). Show all easements on tentative tract map.
- (19) Is more than one final map unit proposed? Yes () No (X) If yes, attach a sketch showing each unit or phase.
- (20) Tenant information for demolitions and conversions (attach CP-6345).
- (21) Is the project in a horsekeeping (K) district? Yes () No (X)
 Is the project within a plan-designated horsekeeping area? Yes () No (X)
 Is the project in an RA or more restrictive zone? Yes () No (X)
- (22) If the tract is for condominium or cooperative conversion purposes, list:
- Anticipated range of sales prices TBD

EXHIBIT 1

A subdivision with 20 airspace lots and one conventional lot for a mixed-use development with 461 residential condominium units and 8,700 square feet of commercial uses and a 300-room hotel with ancillary facilities and 8,610 square feet of commercial uses.

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
 Council District No.: 14 Community Plan Area: Central City
 PROJECT ADDRESS: 1114-1154 S. Grand Ave., 321 W. 12th St., 1147-1155 S. Olive St. Los Angeles, 90015
 Major Cross Streets: Grand Avenue, 12th Street, Olive Street
 Name of Applicant: DTLA South Park Properties Propco II, LLC
 Address: 304 S. Broadway, Suite 400, Los Angeles, CA 90013
 Telephone No.: (213) 542-4322 Fax No. (213) 346-9040 Email: markwareham@kellercms.com

<p>OWNER</p> <p>Attn: <u>Mr. Stephen Mack</u></p> <p>Name: <u>DTLA South Park Properties Propco II, LLC</u></p> <p>Address: <u>304 S. Broadway, Suite 400</u> <u>Los Angeles, CA 90013</u></p> <p>Telephone No.: <u>(213) 437-0479</u></p> <p>Signature: _____</p>	<p>APPLICANT'S REPRESENTATIVE (Other than Owner)</p> <p>Name: <u>Joel B. Miller c/o PSOMAS</u> (Contact Person)</p> <p>Address: <u>555 So. Flower St., Suite 4400</u> <u>Los Angeles, CA 90071</u></p> <p>Telephone No.: <u>(213) 223-1440</u></p> <p>Signature: _____ (Applicant's Representative)</p>
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The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

ENVIRONMENTAL ASSESSMENT	
APPROVED BY: _____	DATE: _____
APPLICATION ACCEPTED	
BY: _____	DATE: _____
RECEIPT NO: _____	

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

New construction of a 41-story mixed-use development with 461 residential condominium units and approximately 8,700 square feet of commercial uses, and an 12-story hotel with 300 rooms and 8,610 square feet of commercial uses

(List of required entitlements is attached)

Will the project require certification, authorization, clearance of issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:
Responsible agencies will be identified in the project environmental documentation

II. Existing Conditions:

A. Project Site Area 2.3 Acres

Net and 100,254 S.F. Gross Acres 2.30 acres

B. Existing Zoning IQIR5-4D-O, C2-4D-O

C. Existing Use of Land Surface parking lots

Existing General Plan Designation High Density Residential, Regional Center Commercial

D. Requested General Plan Designation: No change

E. Number None type _____ and age _____ of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: N/A and average rent: _____

Is there any similar housing at this price range available in the area? If yes, where?

F. Number None Trunk Diameter _____ and type _____ of existing trees.

G. Number None Trunk Diameter _____ and type _____ of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:

100% Less than 10% slope _____ 10-15% _____ slope over 15% slope

If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.

J. Grading: (specify the total amount of dirt being moved)

0-500 cubic yards.

120,400 if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported 120,400 cy export

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-461
Single Family _____ Apartment _____ or Condominium 461 Multi-family units
- B. Number of Dwelling Units with:
Studio 123 One bedroom 228 Two bedrooms 110
Three bedrooms 0 Four or more bedrooms _____
- C. Total number of parking spaces provided 489, plus 132 for Grand Avenue Lofts
- D. List recreational facilities of project fitness room, clubroom
- E. Approximate price range of units \$ Unknown to \$ _____
- F. Number of stories 41, height 466 (top of roof), 566 (top of spire) feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) Gas and Electric
Gas heated swimming pool? Yes
- H. Describe night lighting of the project Security and wayfinding sign illumination
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building 70
Paving 15
Landscaping 15
- J. Total Number of square feet of floor area 388,655 gross S.F. – Residential only

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section).
Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use General Commercial
- B. Total number of square feet of floor area 8,700 SF commercial (Site 1) and 61,676 SF Hotel and 8,610 SF commercial on Site 1a
- C. Number of units if hotel/motel 300 guest rooms
- D. Number of stories 1 (Site 1) 12(site 1a) height 20' within Site 1 bldg and 145'-6" (Site 1a) feet.
- E. Total number of parking spaces provided: 16 (site 1) and 53 (Site 1a)
- F. Hours of operation 24 hours (hotel) Days of operation All week
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project Security, wayfinding and commercial sign illumination
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift Unknown
- J. Number of students/patients/patrons Unknown
- K. Describe security provisions for project Security lighting and personnel
- L. Percent of total project proposed for: Building (See above)
Paving _____
Landscaping _____

Historic/Architecturally Significant Project N/A

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following:
(please check)

- National Register of Historic Places _____
- California Register of Historic Resources _____
- City of Los Angeles Cultural Historic Monument. _____
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) _____

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so please specify. Such materials will be identified in the project's environmental documentation.

- A. Regulatory Identification Number (if known) _____
- B. Licensing Agency _____
- C. Quantity of daily discharge _____

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air condition) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Major Highway Class II: Grand Ave. (abutting), Olympic Blvd. (800 ft.)
Secondary Highways: Flower St. (850ft), Hope St.(450 ft.), Olive St. (abutting), Hill St. (450 ft.),
Broadway (950 ft.), Pico Blvd (500 ft.).
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse project which the development may have on the environment. _____
Mitigation measures will be described in the project's environmental documentation.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Stephen Mack
DTLA South Park Properties Propco II, LLC

I, Joel B. Miller
Principal, PSOMAS

Owner (Owner in escrow)*
(Please Print)

Consultant*
(Please Print)

Signed: [Signature]
Owner

Signed: _____
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGEMENT

[Signature] [Signature]
State Of California, County Of Los Angeles

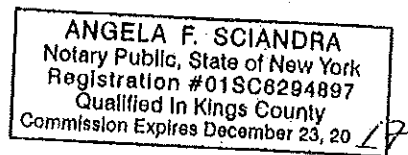
On February 11, 2014 before me, Angela F. Sciandra personally appeared
(Insert Name of Notary Public and Title)

Stephen Mack, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Angela F. Sciandra (SEAL)
Notary Public Signature



MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.:	Existing Zone: [Q]R5-4D-O, C2-4D-O	District Map: 126A207
APC: Central	Community Plan: Central City	Council District: 14
Census Tract: 2079.00	APN: 5139-020-016, -022, -024	Staff Approval *
		Date

** Approval for Filing by Community Planning Staff, When Applicable*

CASE NO. _____

Application Type Vesting Tentative Tract Map No. 72702, Site Plan, Review, Conditional Use Permit for hotel in C2 Zone located within 500 feet of R Zone, Conditional Use Permit for live entertainment, Variance for outdoor dining above the ground floor, Variance for reduced on-site trees, Variance for off-site residential parking
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1114-1154 S. Grand Avenue, 309-321 W. 12th Street, 1147-1155 S. Olive Street Zip Code 90015
 Legal Description: FR 1-2, 12-18, PT 11 Block 78 Tract: Ord's Survey
 Lot Dimensions Irregular Lot Area (sq. ft.) 100,867 (Gross) s.f. Total Project Size (sq. ft.) 509,130

2. PROJECT DESCRIPTION

Describe what is to be done: New construction of a 41-story mixed-use development with 461 residential condominium units and approximately 8,700 square feet of ground floor commercial uses, and a 12-story hotel with 300 rooms, including 8,610 square feet of commercial uses.

Present Use: Surface parking lots Proposed Use: Mixed-use project with residences, retail, and hotel

Plan Check No. (if available): _____ Date Filed: _____

Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential Tier 1 LA Green Code
 Additions to the building: Rear Front Height Side Yard

No. of residential units: Existing 0 To be demolished: 0 Adding: 461 Total: 461

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: N/A Code Section which authorizes relief: 17.01
Vesting Tentative Tract Map No. 72702 for a 21 lot airspace subdivision and haul route approval application

Code Section from which relief is requested: N/A Code Section which authorizes relief: 16.05
Site Plan Review

Code Section from which relief is requested: N/A Code Section which authorizes relief: 12.24 W.24
Conditional Use Permit for hotel in the C2 Zone located within 500 feet of R Zone.

Code Section from which relief is requested: N/A Code Section which authorizes relief: 12.24 W.18.a
Conditional Use Permit to allow live entertainment

Code Section from which relief is requested: 12.14 A(10) Code Section which authorizes relief: 12.27
Zone Variance to allow outdoor dining in locations other than the ground floor in the C2 Zone.

Code Section from which relief is requested: 12.21 A.4(g) Code Section which authorizes relief: 12.27

Zone Variance to allow off-site parking for for 75 residential dwelling units.

Code Section from which relief is requested: 12.21 G.2(a)(3) Code Section which authorizes relief: 12.27

Zone Variance to provide less than one on-site tree per four residential dwelling unit (85 trees in lieu of 90 trees)

List related or pending case numbers relating to this site:

VIT-68359

ZA-2007-1438-ZV-SPR

4. OWNER/APPLICANT INFORMATION

Applicant's name: Mr. Mark Wareham Company: DTLA South Park Properties Propco II, LLC
Address: 304 S. Broadway, Suite 400 Telephone: (213) 542-4322 Fax: (213) 346-9040
Los Angeles, CA Zip: 90013 E-mail: markwareham@kellercms.com

Property Owner's Name (if different than applicant): Stephen Mack / DTLA South Park Properties Propco II, LLC
Address: 304 S. Broadway, Suite 400 Telephone: (213) 542-4322 Fax: (213) 346-9040
Los Angeles, CA Zip: 90013 E-mail: smack@mackurban.com

Property Owner's Name (if different than applicant): Olive/Hill Street Partners, LLC
Address: 17901 Von Karman Ave, Suite 950 Telephone: Fax:
Irvine, CA Zip: 92614 E-mail:

Contact person for project information: Mr. Joel B. Miller Company: Psomas
Address: 555 S. Flower Street, Suite 4300 Telephone: (213) 223-1440 Fax: (213) 223-1444
Los Angeles, CA Zip: 90071 E-mail: jmiller@psomas.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof), (NOTE: for zone changes lessee may not sign).
b. The information presented is true and correct to the best of my knowledge.

Signature: [Signature] Print: Stephen Mack

ALL-PURPOSE ACKNOWLEDGEMENT

State Of California New York
County of Westchester
On 11th day February 2014 before me, Angela F. Sciandra
personally appeared Stephen Mack, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I hereby certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature] (seal)

ANGELA F. SCIANDRA
Notary Public, State of New York
Registration #01SC6294897
Qualified in Kings County
Commission Expires December 23, 2017

Table with 3 columns: Receipt No., Deemed Complete by [Project Planner], Date. Row 1: CP-7771 (04/20/2011)

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: _____ Print: _____

ALL-PURPOSE ACKNOWLEDGEMENT

State Of California

County of _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I hereby certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (seal)

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on attached sheet(s) this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
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